

## \$534,900 - 12045 65 Street, Edmonton

MLS® #E4455606

### \$534,900

5 Bedroom, 4.00 Bathroom, 1,641 sqft  
Single Family on 0.00 Acres

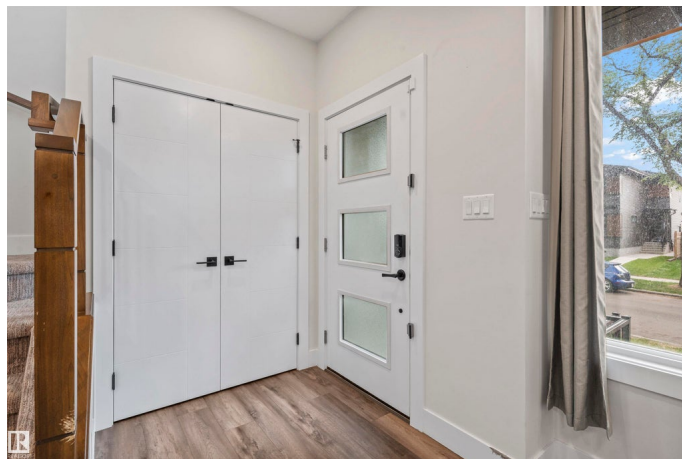
Montrose (Edmonton), Edmonton, AB

This stunning 5-bedroom plus den, 3.5-bathroom home offers exceptional value and versatility, ideal for families or investors. Located in a prime Edmonton neighborhood, the property includes a fully LEGAL 2-BEDROOM SUITE with its own private entrance—perfect for rental income or extended family. The main home features spacious living areas, a functional den for a home office or guest room, and modern finishes throughout. Enjoy outdoor living in the fully fenced yard, perfect for children, pets, and entertaining. A double detached garage adds ample parking and storage. Situated within walking distance to local amenities, the home also boasts quick access to the Yellowhead Highway, NAIT, Kingsway Mall, the Royal Alexandra Hospital, and downtown Edmonton. Whether you're commuting, studying, or shopping, everything is just minutes away. This property offers comfort, convenience, and opportunity all in one address!

Built in 2022

### Essential Information

MLS® #	E4455606
Price	\$534,900
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	1,641
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	12045 65 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4L6

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Fenced, Golf Nearby, Level Land
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie Board Siding  
Foundation Slab

### **Additional Information**

Date Listed September 2nd, 2025  
Days on Market 5  
Zoning Zone 06

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Listing information last updated on September 7th, 2025 at 12:47pm MDT