

Courtesy Of Joel C Murray and Craig Murray Of Tactic Realty

## \$389,000 - 12138 59 Street, Edmonton

MLS® #E4430045

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,463 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

PRISTINE CONDITION & STEPS FROM THE RIVER VALLEY! Welcome to this immaculate 2-storey half duplex infill, tucked away in a peaceful spot. Approx 1,462 above-grade sq ft, with 3 beds & 3 baths. The open-concept main floor has 9â€™™ ceilings, engineered hardwood, abundant windows, and a generous amount of pot lights. The kitchen shines with stainless steel appliances, stylish backsplash, quartz countertops, a spacious pantry, rich cabinetry with crown moulding and ample drawers. The primary bedroom features a walk-in closet with organizers & a stunning 5-piece ensuite with dual sinks, quartz countertops, a separate shower, and soaking tub. The second and third beds are connected by a convenient â€œJack & Jillâ€• bathroom. The unfinished basement offers great potential for future development. The backyard is fully landscaped, fenced, and features a cedar deck, patio stone accents, and low-maintenance landscaping. There is a detached garage plus a parking pad. A/C (2021) & upstairs laundry! Don't miss this one!

Built in 2015

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4430045  |
| Price  | \$389,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,463         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12138 59 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 3Y3             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Parking Pad Cement/Paved, Single Garage Detached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, Stucco  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 10

Zoning Zone 06

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Listing information last updated on April 19th, 2025 at 6:32am MDT