

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 11

Zoning Zone 06

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