

# \$175,000 - 12132 59 Street, Edmonton

MLS® #E4429643

**\$175,000**

2 Bedroom, 1.00 Bathroom, 540 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Beautifully Upgraded 2-Bedroom Starter Home on a Quiet, Tree-Lined Street! This charming home offers exceptional value with numerous upgrades throughout. Enjoy peace of mind with triple-pane windows, newer doors, shingles, and re-insulated walls, siding and new front and back steps. Additional blown-in attic insulation enhances energy efficiency, while new flooring and a fully renovated bathroom add style and comfort. The detached single garage is currently set up as a carpenter’s workshop—perfect for hobbyists or extra storage. A solid choice for first-time buyers, investors, or downsizers looking for a move-in ready home.

Built in 1942

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429643               |
| Price          | \$175,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 540                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12132 59 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 3Y3             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Treed Lot          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 06         |

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Listing information last updated on April 26th, 2025 at 11:02am MDT