

## \$95,000 - 204 12036 66 Street, Edmonton

MLS® #E4415586

**\$95,000**

1 Bedroom, 1.00 Bathroom, 702 sqft  
Condo / Townhouse on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to a beautifully renovated 1-bedroom, 1-bathroom condo located in the vibrant community of Montrose. Priced at just \$95,000, this spacious unit offers incredible value with modern upgrades and stylish finishes. The property features brand-new flooring throughout, a freshly painted interior, a renovated bathroom vanity, a new kitchen sink, and modern appliances—all of which were updated after the most recent tenants, so none of the renovations have been lived in. The layout is thoughtfully designed, with a wide hallway leading to the spacious bathroom and large master bedroom, creating an open and inviting feel. You'll enjoy easy access to Yellowhead Trail for quick commutes, while nearby amenities include grocery stores, shops, and dining options to make daily errands a breeze. Montrose is a welcoming neighborhood known for its community charm, with parks, schools, and recreational facilities.

Built in 1979

### Essential Information

MLS® #	E4415586
Price	\$95,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	702
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 12036 66 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1J6

### **Amenities**

Amenities	Deck
Parking	Parking Pad Cement/Paved, Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 7th, 2024
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Days on Market	125
Zoning	Zone 06
Condo Fee	\$503

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