

## \$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	145
Zoning	Zone 06
Condo Fee	\$503

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