

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

MLS® #E4415586

**\$95,000**

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

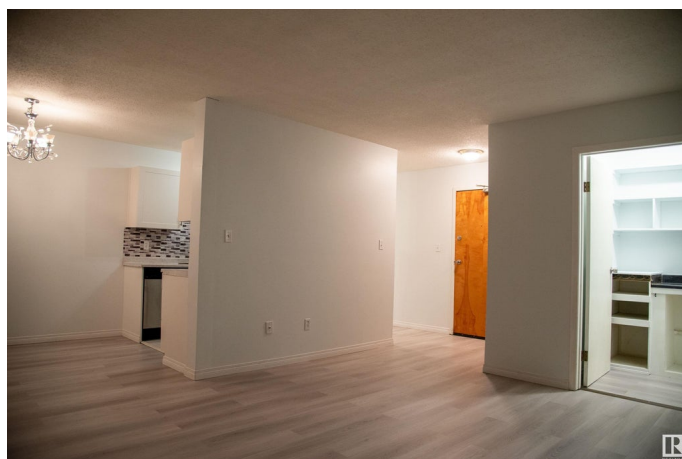
Montrose (Edmonton), Edmonton, AB

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 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 146     |
| Zoning         | Zone 06 |
| Condo Fee      | \$503   |

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Listing information last updated on May 1st, 2025 at 10:02pm MDT