# \$325,000 - 6003 122 Avenue, Edmonton

MLS® #E4446096

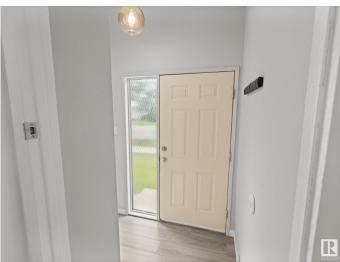
#### \$325,000

5 Bedroom, 2.50 Bathroom, 1,202 sqft Condo / Townhouse on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

~ GORGEOUS 5 BEDROOM BUNGALOW STYLE HALF DUPLEX ~ 2.5 BATHS ~ NEW FULLY FINISHED BASEMENT ~ HUGE YARD ~ LOCATED on a QUIET **RESIDENTIAL STREET** ~ There are 3 good sized bedrooms upstairs including the primary bedroom with its own 2 piece ensuite bath. The kitchen has lots of cupboard space and an island. The basement has a large living area with a second kitchen that is set up well for in-laws. There is also are additional 2 bedrooms downstairs plus a den and 4 piece bath. The basement finishing is brand new and the upstairs has been very well maintained. The location is excellent close to schools, parks and transit. The home shows 10 out of 10.







Built in 1979

#### **Essential Information**

| MLS® #         | E4446096  |
|----------------|-----------|
| Price          | \$325,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,202     |
| Acres          | 0.00      |

| Year Built | 1979              |
|------------|-------------------|
| Туре       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

# **Community Information**

| Address     | 6003 122 Avenue     |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4X2             |
|             |                     |

## Amenities

| Amenities | Detectors  | Smoke,    | Hot | Water | Natural | Gas, | No | Smoking | Home, |
|-----------|------------|-----------|-----|-------|---------|------|----|---------|-------|
|           | Television | Connectio | on  |       |         |      |    |         |       |
| Parking   | Stall      |           |     |       |         |      |    |         |       |

Parking

### Interior

| Interior Features | ensuite bathroom  |  |  |  |  |
|-------------------|---|--|--|--|--|
| Appliances        | Compactor, Dryer, Storage Shed, Stove-Electric, Washer, |  |  |  |  |
|                   | Refrigerators-Two, Dishwasher-Two                       |  |  |  |  |
| Heating           | Forced Air-1, Natural Gas                               |  |  |  |  |
| Stories           | 2   |  |  |  |  |
| Has Basement      | Yes   |  |  |  |  |
| Basement          | Full, Finished  |  |  |  |  |

### Exterior

| Exterior          | Wood, Stucco   |  |  |
|-------------------|--|--|--|
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, |  |  |
|                   | Playground Nearby, Public Swimming Pool, Public Transportation,    |  |  |
|                   | Schools, Shopping Nearby   |  |  |
| Roof              | Asphalt Shingles   |  |  |
| Construction      | Wood, Stucco   |  |  |
| Foundation        | Concrete Perimeter   |  |  |

## **Additional Information**

| Date Listed | July 5th, 2025 |
|-------------|----------------|
|-------------|----------------|

Days on Market1ZoningZone 06Condo Fee\$1,958

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Listing information last updated on July 6th, 2025 at 5:02am MDT