

## **\$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 a new island that was just added. The kitchen cabinets were just painted along with a new handles & new counter top and new back splash. The bathrooms also have freshly painted cabinets with new handles, new countertops and new backsplash. 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. There are lots of new switches and modern plugs throughout the home. 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
Type	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 Connection
Parking	Stall

### 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 Market	5
Zoning	Zone 06
Condo Fee	\$1,958

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