

## **\$519,000 - 1529 69 Street, Edmonton**

MLS® #E4461914

**\$519,000**

5 Bedroom, 3.00 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

EXCEPTIONALLY LARGE 5 bed, 3 bath bi-level with DOUBLE ATTACH GARAGE on a prime Menisa cul-de-sac! Sitting on a MASSIVE 9,354 sq ft PIE LOT, this home boasts the 3rd largest main floor square footage sold in Menisa in the past 10 years, with a footprint over 50% larger than most area bungalows. Family owned for many years, it offers 3 ENTRANCES, 3 sheds, 2 Furnaces, 2 Gas Fireplaces & 1 wood stove, NEWER ROOF, (2012) NEW HWT (2022), and generous bedroom sizes. Renovations have been done over time, and the layout provides incredible potential for LARGE FAMILIES, MULTIGENERATIONAL LIVING, or investment. ROOM TO EXPAND both inside and out, plus proximity to excellent places of worship, shopping at Millwoods Town Centre, quick access to the Henday, 5 mins to the Grey Nuns Train Station on the Valley Line and restaurants boasting a nice variety of international cuisine. Rarely does a home of this size and scale on a pie lot like this come to market—an extraordinary opportunity in an established neighborhood.

Built in 1983

### **Essential Information**

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Price \$519,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,740
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1529 69 Street
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3S3

### **Amenities**

Amenities	Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco, Vinyl

Foundation Concrete Perimeter

### School Information

Elementary Menisa

Middle kisÅªwÅ«tisiwin

High J. Percy Page

### Additional Information

Date Listed October 13th, 2025

Zoning Zone 29

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