

## **\$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 (2020), 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**

MLS® # E4461914

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 |
| Days on Market | 10                 |
| Zoning         | Zone 29            |

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Listing information last updated on October 23rd, 2025 at 3:02pm MDT