

## **\$349,900 - 12027 62 Street, Edmonton**

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MLS® #E4435674

### **\$349,900**

3 Bedroom, 1.50 Bathroom, 936 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Cutest air-conditioned bungalow on a quiet tree lined street. Sitting on a huge lot 49.5 x 122.9 with front driveway. Step inside 935sq.ft + fully finished basement with 2+1 bedrooms and 2 bathrooms. Numerous upgrades - new vinyl plank flooring throughout, ceran-top stove, built-in dishwasher & faucet. Lovely kitchen with oak cabinets featuring spice/baking organizer - all new handles, garburator, convenient pass through bar to sunny diningarea with stained glass cabinets & built-in microwave shelf. Updated bathroom with glass shower, white vanity & ceramic tile surround. Bay window in the livingroom as well as the Primary bedroom that also has a walk in closet. Bright 2nd bedroom also with a walk in closet & patio door leading to large back deck. The basement has a retro wet bar, woodburning fireplace, additional bedroom & den with built in shelving unit that stays. Newer roof, HWT washer & dryer. Central vac system, RV Parking & new 6' fence with 3 gates! Some pictures are virtually staged.



Built in 1948

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4435674  |
| Price    | \$349,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12027 62 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4C9             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Storage-In-Suite, Wet Bar, See Remarks |
| Parking Spaces | 3   |
| Parking        | Single Garage Detached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 27            |
| Zoning         | Zone 06       |

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Listing information last updated on June 5th, 2025 at 9:17pm MDT