

## **\$349,900 - 12008 64 Street, Edmonton**

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MLS® #E4440041

**\$349,900**

3 Bedroom, 2.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

INVESTOR ALERT! This bungalow with basement suite sits on a **OVERSIZED LOT** - providing ample options for re-development OR great starter home with in-law suite. Huge detached double garage with additional RV parking inside the fenced back yard as well as **FOUR ADDITIONAL PARKING SPACES** outside the fenced lot. Home has been nicely updated and will not disappoint!

Built in 1947

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440041               |
| Price          | \$349,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 768                    |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|         |                 |
|---------|-----------------|
| Address | 12008 64 Street |
| Area    | Edmonton        |



|             |                     |
|-------------|---------------------|
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4J6             |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Off Street Parking, Parking-E |
| Parking Spaces | 7                             |
| Parking        | Double Garage Detached, Ov    |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                    |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished                               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl                        |
| Exterior Features | Back Lane, Fenced, Private Shopping Nearby |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Stucco, Vinyl                        |
| Foundation        | Concrete Perimeter                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 63             |
| Zoning         | Zone 06        |

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Listing information last updated on August 5th, 2025 at 6:47pm MDT

