

## \$399,999 - 12021 67 Street, Edmonton

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MLS® #E4453951

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

A fantastic opportunity awaits with this move-in ready raised bungalow featuring a fully LEGAL BASEMENT SUITE with its own private entrance. The suite includes large windows, a spacious living room, second kitchen, dining room, bathroom, laundry room, full bedroom, and plus den/office (which can be easily converted to a second bedroom) – ideal for generating rental income or comfortably hosting extended family. Upstairs, the main floor offers large windows throughout creating a bright and open layout with 3 good-sized bedrooms, a full bathroom, a large sun-filled living room, and a spacious kitchen perfect for everyday living, and en-suite laundry. Newer shingles! Outside, enjoy a peaceful, tree-lined setting with a serene backyard complete with a large deck, plus an oversized detached garage providing ample parking and storage. Situated in a mature neighborhood with large trees, charming streetscapes, this home combines versatility, comfort, and investment potential in one package.



Built in 1951

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453951  |
| Price    | \$399,999 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,120                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12021 67 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1M4         |

### **Amenities**

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Deck, Greenhouse, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                  |

### **Interior**

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                      |
| Stories      | 2                                                                                              |
| Has Suite    | Yes                                                                                            |
| Has Basement | Yes                                                                                            |
| Basement     | Full, Finished                                                                                 |

### **Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

Date Listed            August 21st, 2025  
Days on Market      28  
Zoning                Zone 06

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Listing information last updated on September 18th, 2025 at 4:17pm MDT