# \$399,900 - 12008 64 Street, Edmonton

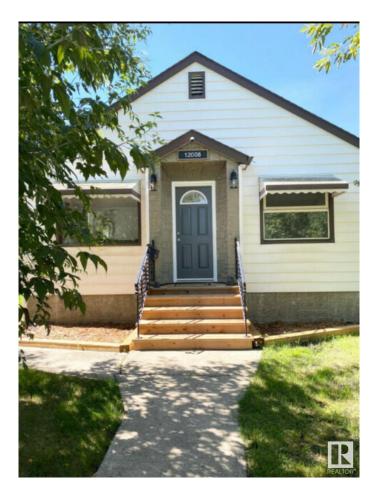
MLS® #E4440041

#### \$399,900

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          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 768                    |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Туре           | 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 Parking Spaces Parking Off Street Parking, Parking-E 7 Double Garage Detached, O

# Interior

Appliances Heating Stories Has Basement Basement Dishwasher-Built-In, Dryer, Window Coverings Forced Air-1, Natural Gas 2 Yes 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 | 13             |
| Zoning         | Zone 06        |

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Listing information last updated on June 16th, 2025 at 5:17pm MDT



