

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

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     73  
Zoning             Zone 06

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