

## **\$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 64  
Zoning Zone 06

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