

## **\$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	55
Zoning	Zone 06

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