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

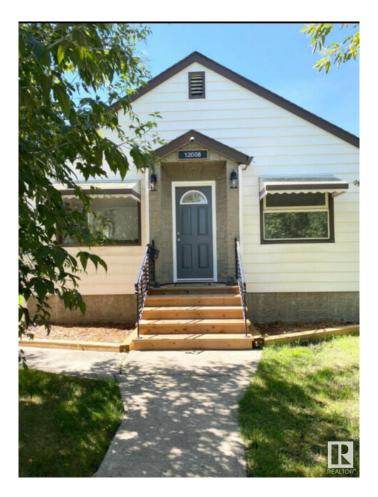
MLS® #E4440041

#### \$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	27
Zoning	Zone 06

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Listing information last updated on June 30th, 2025 at 8:02am MDT



