

## **\$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 61  
Zoning Zone 06

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