

\$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 59
Zoning Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on July 31st, 2025 at 11:32pm MDT

