

## \$429,900 - 12215 63 Street, Edmonton

MLS® #E4445081

**\$429,900**

5 Bedroom, 1.50 Bathroom, 1,085 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great starter home or investment opportunity. 1086 sqft bungalow of long-time owner. Modern 1991 floor plan. Quietly located in a keyhole crescent road in the Montrose neighborhood. Kitchen open to living and dining rooms. Master bedroom with 2-piece bath. Three bedrooms on main floor. Upgraded windows and doors. Developed basement: rumpus room, 4th & 5th bedrooms and rough-in bathroom plumbing. 100amp electrical service. Newer HWT. Modern plumbing pipes. Direct access to basement off backdoor. Patio off kitchen. Front drive double attached insulated garage (has interior access into house). Newer shingles, eaves troughs and gutter guards. New fence around the full circumference of the yard. Back alley offers access to rear yard. Easy access to Yellowhead Trail and all other major arterial roadways. Make this house your home ...

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445081  |
| Price      | \$429,900 |
| Bedrooms   | 5         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,085                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12215 63 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 5G7             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Patio                                      |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Freezer, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 27th, 2025 |
|-------------|-----------------|

Days on Market 7

Zoning Zone 06

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