# \$349,000 - 12108 61 Street, Edmonton

MLS® #E4428734

## \$349.000

4 Bedroom, 2.00 Bathroom, 842 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Every so often, a home comes along that feels like it was truly lovedâ€"and this home is one of those rare gems. Nestled in the heart of Montrose, this 4 bed, 2 bath raised bungalow is packed with thoughtful upgrades: triple-pane windows, new electrical, renovated bath, brand new hardwood and tile flooring, plus a newer furnace, and shingles. The fully finished basement offers an in-law suite with its own kitchen, perfect for multi-generational living or future rental potential. Outside, you'll find a west-facing permaculture garden bursting with perennial herbs, berries, vegetables, and native wildflowersâ€"an eco-lover's paradise with no mowing required. The double garage includes a unique mechanic's pit for car enthusiasts. Original wood trim, natural light throughout, and a 44' x 123' lot make this home a warm, rare find in a vibrant community.

Built in 1956

### **Essential Information**

MLS® # E4428734 Price \$349,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 842







Acres 0.00 Year Built 1956

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 12108 61 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 4B3

## **Amenities**

Amenities Hot Water Natural Gas, Vinyl Windows

Parking Spaces 4

Parking Double Garage Detached

### Interior

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan,

Stove-Electric, Stove-Gas, Washer, Window Coverings,

Refrigerators-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market

Zoning Zone 06

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