

## \$239,900 - 12120 64 Street, Edmonton

MLS® #E4461285

**\$239,900**

2 Bedroom, 2.00 Bathroom, 736 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Excellent 2 bedroom 2 bathroom home located on quiet TREE LINED street in Montrose. This well cared for home has Newer Windows , furnace , hot water tank, electrical ( 100 amp ) and shingles! Fully finished basement, large lot which is fully fenced, No leaks , No cracks , No smoking home . This wonderful property is great for 1st time home buyer or investment property. Home is a MUST to view ! Amazing solid home that has been regularly maintained in a well established community.

Built in 1944

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461285               |
| Price          | \$239,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 736                    |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 12120 64 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4J5             |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking   | Single Garage Detached           |

### **Interior**

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                |
| Stories      | 2                                                                        |
| Has Basement | Yes                                                                      |
| Basement     | Full, Finished                                                           |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Block                        |

### **School Information**

|        |           |
|--------|-----------|
| Middle | Highlands |
| High   | Eastglen  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 06           |

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Listing information last updated on October 27th, 2025 at 3:32am MDT