

## \$419,900 - 12215 63 Street, Edmonton

MLS® #E4445081

**\$419,900**

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	\$419,900
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
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Days on Market 50

Zoning Zone 06

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