

## \$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 |
|-------------|-----------------|

Days on Market 50

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 August 16th, 2025 at 10:02am MDT