

## \$329,000 - 12048 61 Street, Edmonton

MLS® #E4448382

**\$329,000**

4 Bedroom, 2.00 Bathroom, 872 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this charming updated home in Montrose! The main floor features a big kitchen with tons of cupboards, a living space with a large bay window to allow for natural light and an electric fireplace for ambience. Upstairs there are 2 bedrooms and an updated 3 piece bathroom with a walk in shower. The basement is fully finished with a second kitchen with two more bedrooms and another updated 3 piece bathroom. This spot allows for so many possibilities! It is walking distance to Montrose Park for summer time fun. Super close to Yellowhead for easy commutes. Come check it out!

Built in 1953

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448382               |
| Price          | \$329,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 872                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12048 61 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4B1             |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Fire Pit                                 |
| Parking   | 2 Outdoor Stalls, Single Garage Detached |

### Interior

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                              |
| Fireplace    | Yes                                                    |
| Fireplaces   | Insert, Mantel                                         |
| Stories      | 2                                                      |
| Has Suite    | Yes                                                    |
| Has Basement | Yes                                                    |
| Basement     | Full, Finished                                         |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Back Lane, Playground Nearby, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 06         |

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