

## \$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
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### 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	2
Zoning	Zone 06

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