

## **\$349,900 - 12027 62 Street, Edmonton**

MLS® #E4435674

**\$349,900**

3 Bedroom, 1.50 Bathroom, 936 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Cutest air-conditioned bungalow on a quiet tree lined street. Sitting on a huge lot 49.5 x 122.9 with front driveway. Step inside 935sq.ft + fully finished basement with 2+1 bedrooms and 2 bathrooms. Numerous upgrades - new vinyl plank flooring throughout, ceran-top stove, built-in dishwasher & faucet. Lovely kitchen with oak cabinets featuring spice/baking organizer - all new handles, garburator, convenient pass through bar to sunny diningarea with stained glass cabinets & built-in microwave shelf. Updated bathroom with glass shower, white vanity & ceramic tile surround. Bay window in the livingroom as well as the Primary bedroom that also has a walk in closet. Bright 2nd bedroom also with a walk in closet & patio door leading to large back deck. The basement has a retro wet bar, woodburning fireplace, additional bedroom & den with built in shelving unit that stays. Newer roof, HWT washer & dryer. Central vac system, RV Parking & new 6' fence with 3 gates! Some pictures are virtually staged.

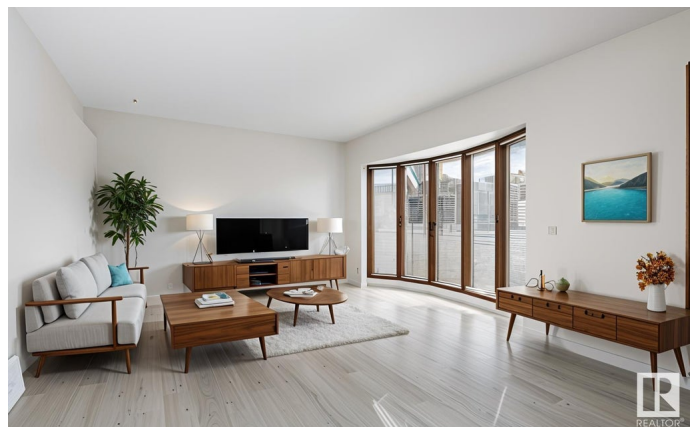
Built in 1948

### **Essential Information**

MLS® # E4435674

Price \$349,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	936
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12027 62 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4C9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Storage-In-Suite, Wet Bar, See Remarks
Parking Spaces	3
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	27
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 June 5th, 2025 at 8:47am MDT