

## \$215,000 - 12018 62 Street, Edmonton

MLS® #E4439734

**\$215,000**

2 Bedroom, 1.00 Bathroom, 636 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Why pay condo fees when you can own your own home for less? This charming 2-bedroom bungalow in the up-and-coming Montrose neighborhood is ideal for first-time buyers, downsizers, or savvy investors. Conveniently located near schools, churches, and the community league, with easy access to transit and Yellowhead Trail. The home features newer windows, a modern hot water tank, and an oversized garage with plenty of space for your vehicle, workshop, and storage. The private backyard is perfect for relaxing or entertaining on warm summer evenings. With all these upgrades and an unbeatable price, this gem won't last long! Make it yours today!

Built in 1937

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4439734      |
| Price          | \$215,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 636           |
| Acres          | 0.00          |
| Year Built     | 1937          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12018 62 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 5C8             |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, No Smoking Home              |
| Parking Spaces | 3                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 06        |

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