

## **\$559,000 - 12223 63 Street, Edmonton**

MLS® #E4423952

**\$559,000**

6 Bedroom, 3.00 Bathroom, 2,057 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

**ATTENTION! INVESTORS and BIG FAMILIES, THIS LARGE BUNGALOW** features 6 ROOMS and 3 full BATHROOMS. The Main Level has a formal living room, separate dining area, and a family room with a fireplace. The kitchen has plenty of cupboards and an island with new Stainless steel appliances. The Primary BEDROOM has a walk-in closet and a large Bathroom. There are also 2 additional bedrooms and full Bathrooms, a laundry room, and a large sunroom on the main floor. Fully Finished basement with Separate Entrance has 3 good-sized bedrooms, large family room, full Bathroom, Kitchen, Own Laundry. The yard has been fully landscaped & fenced. The double attached Heated garage has plenty of room for two vehicles. Upgrades are Shingles, Appliances, Furnace, Hot Water Tank. Close to all major shopping centers, amenities, Schools and Transportation.

Built in 1991

### **Essential Information**

MLS® #	E4423952
Price	\$559,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3



Square Footage	2,057
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12223 63 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5G7

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Gazebo, Sunroom
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Montrose school
Middle	Highlands
High	Eastglen

### **Additional Information**

Date Listed            March 4th, 2025

Days on Market      32

Zoning                 Zone 06

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