

## **\$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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Listing information last updated on April 5th, 2025 at 4:32am MDT