

## \$399,900 - 12009a 64 Street, Edmonton

MLS® #E4428248

### \$399,900

5 Bedroom, 2.00 Bathroom, 1,148 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Tucked away in one of Edmonton's fastest-evolving neighborhoods, this fully updated, legally suited bungalow isn't just a property—it's a smart investment from day one. Located steps from Ada Blvd, Yellowhead Trail, and Anthony Henday, it offers quiet living with unbeatable accessibility. The bungalow design allows for large basement windows, making the lower unit bright and welcoming—nothing like a typical basement suite. Extensively updated in 2018-2019, key upgrades include roof, windows, plumbing, furnaces, and electrical, ensuring low maintenance and strong rental appeal. As new development reshapes the area and rental demand rises, fully updated, cash-flowing properties in this price range are becoming harder to find—offering long-term upside in an evolving market.

Built in 1961

### Essential Information

MLS® #	E4428248
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12009a 64 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4J5

### **Amenities**

Amenities	Off Street Parking, Walk-up Basement, See Remarks
Parking Spaces	5
Parking	2 Outdoor Stalls, Stall, See Remarks

### **Interior**

Appliances	Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	7
Zoning	Zone 06

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