

\$349,000 - 12108 61 Street, Edmonton

MLS® #E4428734

\$349,000

4 Bedroom, 2.00 Bathroom, 842 sqft

Single Family on 0.00 Acres

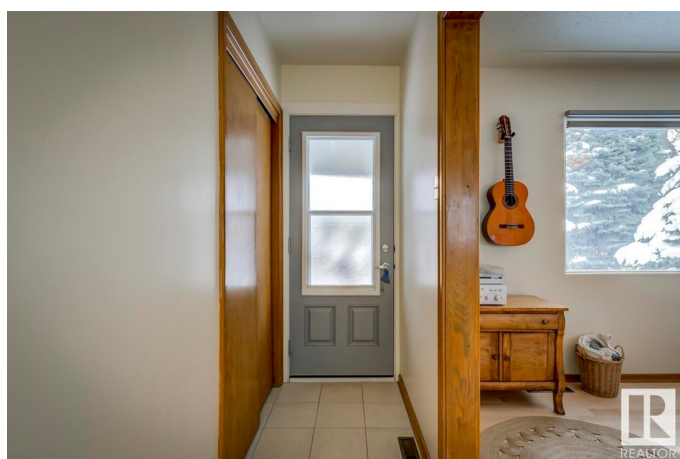
Montrose (Edmonton), Edmonton, AB

Every so often, a home comes along that feels like it was truly loved—and this home is one of those rare gems. Nestled in the heart of Montrose, this 4 bed, 2 bath raised bungalow is packed with thoughtful upgrades: triple-pane windows, new electrical, renovated bath, brand new hardwood and tile flooring, plus a newer furnace, and shingles. The fully finished basement offers an in-law suite with its own kitchen, perfect for multi-generational living or future rental potential. Outside, you'll find a west-facing permaculture garden bursting with perennial herbs, berries, vegetables, and native wildflowers—an eco-lover's paradise with no mowing required. The double garage includes a unique mechanic's pit for car enthusiasts. Original wood trim, natural light throughout, and a 44' x 123' lot make this home a warm, rare find in a vibrant community.

Built in 1956

Essential Information

MLS® #	E4428734
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	842



Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	12108 61 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4B3

Amenities

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed April 3rd, 2025

Days on Market 1

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 April 4th, 2025 at 8:47pm MDT