

## \$249,900 - 12013 67 Street, Edmonton

MLS® #E4431539

**\$249,900**

2 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome Home! Wonderful Family Home in Montrose with tons of potential on cute quiet street. Home does need some TLC and has cute floor plan with back yard and old garage. Main floor entrance to large living room. Walk through to ample kitchen leads into hallway and 2 bedrooms and full bathroom with tub. Rear mud room leads to basement partially finished with plumbing, storage, rooms for extra bedrooms and space. Utility room with laundry area and additional storage and furnace and hot water tank. Mature area and adorable home ready for its next owner and future updates. Do not let this one pass you by!

Built in 1957

### Essential Information

MLS® #	E4431539
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	12013 67 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1M4

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	See Remarks

### Additional Information

Date Listed	April 17th, 2025
Days on Market	15
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 May 2nd, 2025 at 1:32pm MDT