

## \$347,900 - 12135 60 Street, Edmonton

MLS® #E4439237

**\$347,900**

3 Bedroom, 2.00 Bathroom, 747 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Very well maintained and pride of ownership in this 3 bedroom character home with 2 bathrooms and great curb appeal. Upgrades include furnace, windows, front door, water tank, basement and much more. Main floor features tastefully done upgrades, hardwood flooring and functional upgraded kitchen. Fully finished basement with storage area and 2nd bathroom. Fully fenced yard and oversized garage completes this move in ready home. Welcome home.

Built in 1950

### Essential Information

MLS® #	E4439237
Price	\$347,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	747
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	12135 60 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3Z7

### **Amenities**

Amenities	Deck, Detectors Smoke, Fire Pit, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	5
Zoning	Zone 06

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