

## \$299,700 - 6427 12 Avenue, Edmonton

MLS® #E4432277

**\$299,700**

2 Bedroom, 1.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Live the Good Life in SE Edmonton! WOW what Incredible Value! Welcome to this charming split-level home sitting on a large corner lot just off 66 Street – close to everything you need: schools, parks, shopping, and public transit. With newer shingles, furnace, and hot water tank, the major updates are already done! This home features a double attached garage, back lane access, and tons of space to personalize. Inside, the split-level layout offers plenty of separation and flow, ideal for first time home buyer families or savvy investors looking to add value. Enjoy the convenience of a prime location in a quiet residential area, just minutes from major roads and amenities. If you're looking for a great opportunity – this home has the potential to become something truly special. Property is Zoned as Small Scale Residential - You can build up to 7 dwellings on this lot. See listing agent websites for more information.

Built in 1979

### Essential Information

MLS® #	E4432277
Price	\$299,700
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6427 12 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2G3

### **Amenities**

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 23rd, 2025

Days on Market                7

Zoning                            Zone 29

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