

## \$215,000 - 12018 62 Street, Edmonton

MLS® #E4439734

**\$215,000**

2 Bedroom, 1.00 Bathroom, 636 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Why pay condo fees when you can own your own home for less? This charming 2-bedroom bungalow in the up-and-coming Montrose neighborhood is ideal for first-time buyers, downsizers, or savvy investors. Conveniently located near schools, churches, and the community league, with easy access to transit and Yellowhead Trail. The home features newer windows, a modern hot water tank, and an oversized garage with plenty of space for your vehicle, workshop, and storage. The private backyard is perfect for relaxing or entertaining on warm summer evenings. With all these upgrades and an unbeatable price, this gem won't last long! Make it yours today!

Built in 1937

### Essential Information

MLS® #	E4439734
Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	636
Acres	0.00
Year Built	1937
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12018 62 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5C8

### Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 31st, 2025
Days on Market	32
Zoning	Zone 06

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