

\$559,000 - 12223 63 Street, Edmonton

MLS® #E4423952

\$559,000

6 Bedroom, 3.00 Bathroom, 2,057 sqft
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

ATTENTION! INVESTORS and BIG FAMILIES, THIS LARGE BUNGALOW features 6 ROOMS and 3 full BATHROOMS. The Main Level has a formal living room, separate dining area, and a family room with a fireplace. The kitchen has plenty of cupboards and an island with new Stainless steel appliances. The Primary BEDROOM has a walk-in closet and a large Bathroom. There are also 2 additional bedrooms and full Bathrooms, a laundry room, and a large sunroom on the main floor. Fully Finished basement with Separate Entrance has 3 good-sized bedrooms, large family room, full Bathroom, Kitchen, Own Laundry. The yard has been fully landscaped & fenced. The double attached Heated garage has plenty of room for two vehicles. Upgrades are Shingles, Appliances, Furnace, Hot Water Tank. Close to all major shopping centers, amenities, Schools and Transportation.

Built in 1991

Essential Information

MLS® #	E4423952
Price	\$559,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3



Square Footage	2,057
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12223 63 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5G7

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Gazebo, Sunroom
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Montrose school
Middle	Highlands
High	Eastglen

Additional Information

Date Listed March 4th, 2025

Days on Market 31

Zoning Zone 06

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