

\$399,900 - 12009a 64 Street, Edmonton

MLS® #E4428248

\$399,900

5 Bedroom, 2.00 Bathroom, 1,148 sqft
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Tucked away in one of Edmonton's fastest-evolving neighborhoods, this fully updated, legally suited bungalow isn't just a property—it's a smart investment from day one. Located steps from Ada Blvd, Yellowhead Trail, and Anthony Henday, it offers quiet living with unbeatable accessibility. The bungalow design allows for large basement windows, making the lower unit bright and welcoming—nothing like a typical basement suite. Extensively updated in 2018-2019, key upgrades include roof, windows, plumbing, furnaces, and electrical, ensuring low maintenance and strong rental appeal. As new development reshapes the area and rental demand rises, fully updated, cash-flowing properties in this price range are becoming harder to find—offering long-term upside in an evolving market.

Built in 1961

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428248 |
| Price | \$399,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,148 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1961 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 12009a 64 Street |
| Area | Edmonton |
| Subdivision | Montrose (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4J5 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, Walk-up Basement, See Remarks |
| Parking Spaces | 5 |
| Parking | 2 Outdoor Stalls, Stall, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, See Remarks |

Exterior

| | |
|-------------------|----------------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Fenced, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 06 |

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