

## \$249,900 - 12013 67 Street, Edmonton

MLS® #E4431539

**\$249,900**

2 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome Home! Wonderful Family Home in Montrose with tons of potential on cute quiet street. Home does need some TLC and has cute floor plan with back yard and old garage. Main floor entrance to large living room. Walk through to ample kitchen leads into hallway and 2 bedrooms and full bathroom with tub. Rear mud room leads to basement partially finished with plumbing, storage, rooms for extra bedrooms and space. Utility room with laundry area and additional storage and furnace and hot water tank. Mature area and adorable home ready for its next owner and future updates. Do not let this one pass you by!

Built in 1957

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431539               |
| Price          | \$249,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 800                    |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12013 67 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1M4             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Back Lane, Fenced, See Remarks |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | See Remarks                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 06          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 2:02am MDT