

## \$445,000 - 6504 12 Avenue, Edmonton

MLS® #E4438811

**\$445,000**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Great Bungalow in Millwoods, Edmonton. Spacious areas with lots of natural light. 3 +2 bedrooms, including ensuite (3 pieces bathroom) in the Primary Bedroom, and 1 full bathroom in main floor. Open concept Living room, Dining room are facing South, Wood Fireplace, 1 full bathroom. Most windows replaced (except the living and kitchen) High Energy Efficient Furnace. Basement, (non legal suite) 1 bedroom and 1 den or extra bedroom, ready to be finished, big storage room. 4 piece bathroom in Basement as well. Backyard with a garden. A good size shed with enough space to put a small trailer. Over sized double detached heated Garage. Close to Anthony Henday, The Commons Shopping area, Grey Nuns Hospital, Public Transportation, Schools.

Built in 1978

### Essential Information

MLS® #	E4438811
Price	\$445,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	0.00
Year Built	1978



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6504 12 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2G1

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Storage-In-Suite
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 28th, 2025

Days on Market 21

Zoning Zone 29

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