# \$329,900 - 12008 66 Street, Edmonton

MLS® #E4443626

#### \$329,900

5 Bedroom, 2.50 Bathroom, 879 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This newly renovated bungalow features 5 bed rooms in total and 2.5 bath, oversized single detached garage, 2 vehicle parking pad and a long drive way for RVs and ample size deck in amenity rich community of Montrose. A designed work from home office space and living room welcomes you as soon as your enter the home. A cozy kitchen with lots of cabinets, good size dinging nook provides an ample space. There are 3 good sized bed rooms; one with 2-pcs bathroom in it. Recently renovated 4 pcs common bathroom in the main floor. The house has a separate entrance for a fully finished basement with second kitchen, 2 more bedrooms and 3 pcs washroom, separate set of washer and dryer. Basement is currently renting for \$ 1250 per month. An ideal home for first time buyer or investor who wants cashflow. Close to bus and LRT transit, minutes away from Yellow Head Trail, Anthony Henday, downtown, NAIT, MacEwan and Concordia University of Edmonton. A must see affordable home.



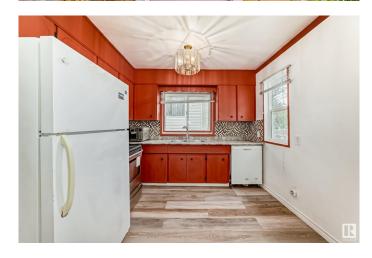
# **Essential Information**

MLS® # E4443626 Price \$329,900

Bedrooms 5







Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 879

Acres 0.00

Year Built 1943

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 12008 66 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 1J6

### **Amenities**

Amenities Deck, Detectors Smoke

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 17

Zoning Zone 06

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