

\$349,000 - 12108 61 Street, Edmonton

MLS® #E4428734

\$349,000

4 Bedroom, 2.00 Bathroom, 842 sqft

Single Family on 0.00 Acres

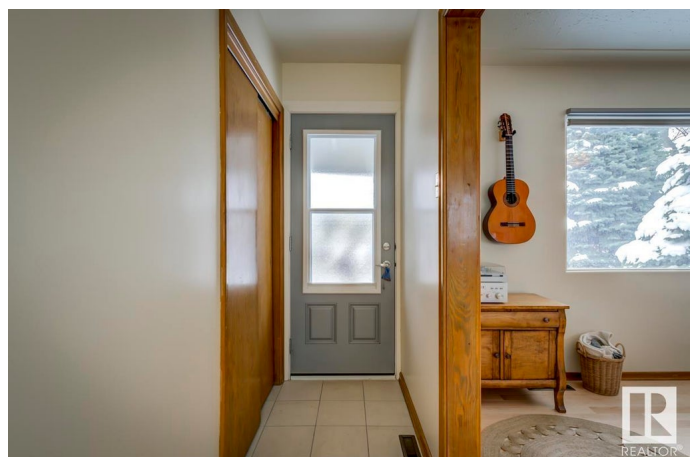
Montrose (Edmonton), Edmonton, AB

Back on Market! Every so often, a home comes along that feels like it was truly loved—and this home is one of those rare gems. Nestled in the heart of Montrose, this 4 bed, 2 bath raised bungalow is packed with thoughtful upgrades: triple-pane windows, new electrical, renovated bath, brand new hardwood and tile flooring, plus a newer furnace, and shingles. The fully finished basement offers an in-law suite with its own kitchen, perfect for multi-generational living or future rental potential. Outside, you'll find a west-facing permaculture garden bursting with perennial herbs, berries, vegetables, and native wildflowers—an eco-lover's paradise with no mowing required. The double garage includes a unique mechanic's pit for car enthusiasts. Original wood trim, natural light throughout, and a 44' x 123' lot make this home a warm, rare find in a vibrant community.

Built in 1956

Essential Information

| | |
|------------|-----------|
| MLS® # | E4428734 |
| Price | \$349,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 842 |
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 12108 61 Street |
| Area | Edmonton |
| Subdivision | Montrose (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4B3 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 3rd, 2025
Days on Market 16
Zoning Zone 06

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