

## \$439,900 - 6307 12 Avenue, Edmonton

MLS® #E4430345

**\$439,900**

5 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

WOW FACTOR ALERT in Millwoods! This bright FULLY RENOVATED 5 bed, 2.5 bath home is packed with value. Featuring a bright, modern kitchen with a massive island, quartz countertops & brand-new stainless steel appliances—perfect for hosting! Main floor offers a spacious primary bedroom with ensuite, plus laundry, 2 more bedrooms & another full bath. A separate side entrance leads to a fully finished basement with 2 bedrooms, den, large living room, 2nd kitchen, 2nd laundry & full bath—ideal for extended family or other potential. Upgrades include: new windows, LVP flooring, paint, lighting, bathrooms, furnace & more. Situated in family-friendly Millwoods (Sakaw) community, just steps to schools, parks & amenities. Huge 4-car garage pad with potential for future garage suite. This is the one you’ve been waiting for—incredible value, modern charm & endless possibilities. Don’t miss this gem!

Built in 1981

### Essential Information

MLS® #	E4430345
Price	\$439,900
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6307 12 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2G3

### Amenities

Amenities	Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Sakaw School  
Middle                              kisÅªwÅ«tisiwin School  
High                                J. Percy Page School

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                8  
Zoning                              Zone 29

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Listing information last updated on April 18th, 2025 at 10:17pm MDT