

## \$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

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 7

Zoning Zone 06

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