

## \$379,900 - 12127 61 Street, Edmonton

MLS® #E4455844

**\$379,900**

3 Bedroom, 2.00 Bathroom, 858 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This Montrose bungalow delivers comfort, style, and updates that make everyday living easy. The main floor features original hardwood, plenty of natural light from updated windows, and a sleek kitchen with slate flooring, stainless steel appliances, and a gas stove for the home chef. Downstairs, enjoy a cozy rec room plus a spacious bedroom with walk-in closet and ensuite showcasing a terrific shower. In-floor heating runs through all bathrooms, the kitchen, hallway, and the entire basement for year-round comfort. New major upgrades include a new furnace (2024) and high end Rinnai on-demand hot water (2023). Step outside to your backyard retreat with space for it all—RV parking, an oversized single garage, and a powered shed, perfect for hobbies & storage AND the sewer-line has been replaced too! This is a home where you can truly spread out and enjoy both indoors and outdoors.

Built in 1955

### Essential Information

MLS® #	E4455844
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	858
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12127 61 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4B4

### **Amenities**

Amenities	Deck, Hot Water Tankless, Vinyl Windows
Parking Spaces	4
Parking	Over Sized, RV Parking, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Montrose/St.Leo/FatherLeo
Middle	St. Nicholas/Balwin
High	Eastglen/O'Leary

**Additional Information**

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

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