

## \$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 6

Zoning Zone 06

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