

## \$445,000 - 6504 12 Avenue, Edmonton

MLS® #E4438811

**\$445,000**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Great Bungalow in Millwoods. Spacious areas with lots of natural light. 3 +2 bedrooms, including ensuite (3 pieces bathroom) in the Primary Bedroom, and 1 full bathroom in main floor. Open concept Living room, Dining room are facing South, Wood Fireplace, 1 full bathroom. New windows( the living and kitchen will be replaced in 60 days) High Energy Efficient Furnace. New baseboards in main floor. Basement, (non legal suite) 1 bedroom and 1 den or extra bedroom, big storage room. 4 piece bathroom in Basement. Please, excuse the owner, basement still under small renovations, to be done until the end of June. Backyard with a garden. A good size piece of land with enough space to put a small trailer. Over sized double detached heated Garage. Close to Anthony Henday, The Commons Shopping area, Grey Nuns Hospital, Public Transportation, Schools.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438811  |
| Price          | \$445,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,257     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6504 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2G1        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Heated, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Fan Coil, Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                29

Zoning                            Zone 29

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Listing information last updated on June 26th, 2025 at 12:02pm MDT