

## \$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, Edmonton. 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. Most windows replaced (except the living and kitchen) High Energy Efficient Furnace. Basement, (non legal suite) 1 bedroom and 1 den or extra bedroom, ready to be finished, big storage room. 4 piece bathroom in Basement as well. Backyard with a garden. A good size shed 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, Partially 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 20

Zoning Zone 29

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Listing information last updated on June 17th, 2025 at 11:17am MDT