

## \$329,900 - 12008 66 Street, Edmonton

MLS® #E4443626

**\$329,900**

5 Bedroom, 2.50 Bathroom, 879 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This newly renovated bungalow features 5 bedrooms in total and 2.5 bath, oversized single detached garage, 2 vehicle parking pad and a long drive way for RVs and ample size deck in amenity rich community of Montrose. A designed work from home office space and living room welcomes you as soon as you enter the home. A cozy kitchen with lots of cabinets, good size dining nook provides an ample space. There are 3 good sized bedrooms; one with 2-pcs bathroom in it. Recently renovated 4 pcs common bathroom in the main floor. The house has a separate entrance for a fully finished basement with second kitchen, 2 more bedrooms and 3 pcs washroom, separate set of washer and dryer. Basement is currently renting for \$ 1250 per month. An ideal home for first time buyer or investor who wants cashflow. Close to bus and LRT transit, minutes away from Yellow Head Trail, Anthony Henday, downtown, NAIT, MacEwan and Concordia University of Edmonton. A must see affordable home.

Built in 1943

### Essential Information

MLS® # E4443626

Price \$329,900

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	879
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12008 66 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1J6

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        3  
Zoning                    Zone 06

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