

## \$429,000 - 6504 12 Avenue, Edmonton

MLS® #E4438811

**\$429,000**

5 Bedroom, 3.00 Bathroom, 1,257 sqft  
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Back in the market! Open concept, Living room, Dining room and Kitchen facing south, with lots of natural light, make this spacious bungalow bright, Wood Fireplace. Have 3 bedrooms in main floor, Main bedroom has 3 piece bathroom, and a full bathroom in main floor. Most windows had been replaced, except 2 in the Living room and 1 in the Kitchen (3 in total) that will be replaced in Sept., the invoice will be provided. High Energy Efficient Furnace. New baseboards in main floor. The Basement has 2 bedrooms, 1 full bathroom, big storage room. 4 piece bathroom, Laundry room. Backyard have a garden. Over sized Double Detached Garage, (heated) with lots of parking in the street as well. Very good location, close to Anthony Henday, The Commons Shopping area, Grey Nuns Hospital, Public Transportation, Schools close by. Seller motivated.

Built in 1978

### Essential Information

MLS® #	E4438811
Price	\$429,000
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

**School Information**

Elementary                      Sakaw, Meyokumin, Menisa  
Middle                            T.D.Baker, Dan Knott  
High                                Holy Trinity, J.Percy Page

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                75  
Zoning                             Zone 29

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