

\$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 77
Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 13th, 2025 at 7:32pm MDT