

## \$249,000 - 12102 58 Street, Edmonton

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MLS® #E4440876

### \$249,000

3 Bedroom, 1.00 Bathroom, 872 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this much loved family home nestled in a private, yet spacious corner lot on the tree-lined streets of Montrose. Lg. yard offers lots of room to enjoy the outdoors as well as 8x15 private back deck. Renovations include entire main floor - kitchen, flooring, paint, bathroom, closet systems built-in and back deck. Roof done in 2017 (garage 2023). New sewer stack, new water meter. Main floor offers good size kitchen and living room along with master bdrm & 4 pce bath. Upstairs you will find 2 more good-sized bdrms, with a 3rd living area/rec room downstairs. Time can be spent sitting in living room watching squirrels and birds in the lg trees in front. Lot measures Looking for some privacy & nature in the city, look no further. Close to schools, public transportation, shopping, restaurants, parks & river valley trails.



Built in 1950

### Essential Information

MLS® #	E4440876
Price	\$249,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	872
Acres	0.00

Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12102 58 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3X4

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	1

## Zoning

## Zone 06

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Listing information last updated on June 7th, 2025 at 4:02pm MDT