

# \$359,900 - 12015 62 Street, Edmonton

MLS® #E4435356

**\$359,900**

4 Bedroom, 2.00 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Charming 1912 Montrose home on a 33x123 lot, set on a tree-lined street with a warm, welcoming community. Steeped in rich, traceable history, this home features 9-ft ceilings and large windows that fill the space with natural light. Eco-friendly bamboo flooring runs throughout, with new windows on the entire second floor and a freshly finished main floor bathroom (2024). Just steps from great schools, an off-leash dog park, and close to all major amenities. A perfect blend of character, comfort, and location in one of Edmonton’s most loved neighborhoods.

Built in 1912

## Essential Information

MLS® #	E4435356
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,625
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	12015 62 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4C9

## Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft.
Parking	Over Sized, Single Garage Detached

## Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block, Brick, Stone

## Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 06

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 May 9th, 2025 at 10:47pm MDT