

## \$438,000 - 6504 12 Avenue, Edmonton

MLS® #E4438811

**\$438,000**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Bungalow in Sakaw, Millwoods. Spacious, with lots of natural light. 3 +2 bedrooms, Primary Bedroom with bathroom, full bathroom in main floor. Open concept, Living room, Dining room and Kitchen are facing South, Wood Fireplace. New windows(3) will be installed in the living and kitchen to complete the full house with new windows. High Energy Efficient Furnace. New baseboards in main floor. Basement, 2 bedrooms, 1 full bathroom, big storage room. 4 piece bathroom. you will notice the basement still under small renovations, to be done by July 14. Backyard with small garden. Beside the garage have enough space to put a small trailer. Over sized double detached Garage, (heated). Close to Anthony Henday, The Commons Shopping area, Grey Nuns Hospital, Public Transportation, lots of parking at street, Schools.

Built in 1978

### Essential Information

MLS® #	E4438811
Price	\$438,000
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 2Y5

### **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	44
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 July 11th, 2025 at 1:47pm MDT