

## \$445,000 - 6504 12 Avenue, Edmonton

MLS® #E4438811

**\$445,000**

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 ensuite, 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 will be replaced, to complete the full house. High Energy Efficient Furnace. New baseboards in main floor. Basement, 1 bedroom suite, extra bedroom, big storage room. 4 piece bathroom. you will notice the basement still under small renovations, to be done until July 10.2025. Backyard have a Small garden. Also a small piece of land beside the garage with enough space to put a small trailer. Over sized double detached heated Garage. Close to Anthony Henday, The Commons Shopping area, Grey Nuns Hospital, Public Transportation, lots of parking, Schools.

Built in 1978

### Essential Information

MLS® #	E4438811
Price	\$445,000
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

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                41

Zoning                              Zone 29

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Listing information last updated on July 8th, 2025 at 3:32am MDT