

\$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

Great Bungalow in Millwoods. Spacious areas with lots of natural light. 3 +2 bedrooms, including ensuite (3 pieces bathroom) in the Primary Bedroom, and 1 full bathroom in main floor. Open concept Living room, Dining room are facing South, Wood Fireplace, 1 full bathroom. New windows(the living and kitchen will be replaced in 60 days) High Energy Efficient Furnace. New baseboards in main floor. Basement, (non legal suite) 1 bedroom and 1 den or extra bedroom, big storage room. 4 piece bathroom in Basement. Please, excuse the owner, basement still under small renovations, to be done until the end of June. Backyard with a garden. A good size piece of land 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, 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 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

Additional Information

Date Listed May 28th, 2025

Days on Market 29

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 June 26th, 2025 at 1:02am MDT