

## \$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                35

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 2nd, 2025 at 7:17pm MDT