

# \$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       |

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Listing information last updated on May 9th, 2025 at 10:02pm MDT