

## \$280,000 - 12114 58 Street, Edmonton

MLS® #E4430318

**\$280,000**

2 Bedroom, 2.00 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

**SIMPLY CHARMING!** This unique home is situated on a lovely tree-lined street in the revitalized mature neighborhood of Montrose. Beautifully maintained & featuring loads of upgrades including gorgeous hardwood floors, newer HWT, Carrier furnace, vinyl windows & granite countertops. As soon as you step inside you will appreciate how all the character of the home has been retained with a lot of the wood and brick being original. The cozy upper level has 2 bedrooms & the primary has a balcony overlooking the yard. The main level has a nice open design with a bright modern kitchen, plenty of white cabinetry, s/s appliances & granite counters. The living room has a wonderful slate fireplace & huge picture window flooding the home with sunlight, an elegant dining room and is completed with a full bathroom. The basement has a spacious gym/recreation room, laundry & another bath. The picturesque exterior has lots of trees, a VERY PRIVATE fenced yard, deck, pond, single garage and shed. A ONE OF A KIND HOME!

Built in 1950

### Essential Information

MLS® # E4430318

Price \$280,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,281                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12114 58 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 3X4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Fireplace    | Yes                                                                                                |
| Fireplaces   | Mantel, Stone Facing                                                                               |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                            |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 06          |

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Listing information last updated on April 19th, 2025 at 9:17pm MDT