

## \$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	9
Zoning	Zone 06

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Listing information last updated on April 20th, 2025 at 2:47am MDT