

\$299,700 - 6427 12 Avenue, Edmonton

MLS® #E4432277

\$299,700

2 Bedroom, 1.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

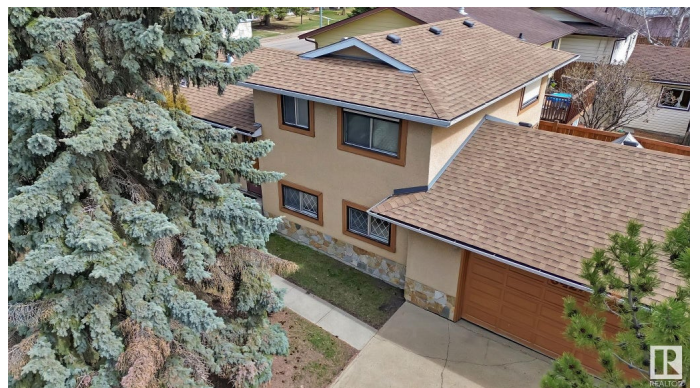
Sakaw, Edmonton, AB

Live the Good Life in SE Edmonton! WOW what Incredible Value! Welcome to this charming split-level home sitting on a large corner lot just off 66 Street – close to everything you need: schools, parks, shopping, and public transit. With newer shingles, furnace, and hot water tank, the major updates are already done! This home features a double attached garage, back lane access, and tons of space to personalize. Inside, the split-level layout offers plenty of separation and flow, ideal for first time home buyer families or savvy investors looking to add value. Enjoy the convenience of a prime location in a quiet residential area, just minutes from major roads and amenities. If you're looking for a great opportunity – this home has the potential to become something truly special. Property is Zoned as Small Scale Residential - You can build up to 7 dwellings on this lot. See listing agent websites for more information.

Built in 1979

Essential Information

MLS® #	E4432277
Price	\$299,700
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6427 12 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2G3

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 23rd, 2025

Days on Market 3

Zoning Zone 29

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Listing information last updated on April 26th, 2025 at 2:32am MDT