

\$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 7

Zoning Zone 29

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Listing information last updated on April 30th, 2025 at 8:17pm MDT