

## \$365,000 - 12407 75 Street, Edmonton

MLS® #E4428070

### \$365,000

4 Bedroom, 2.00 Bathroom, 1,070 sqft  
Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Welcome to this beautifully maintained 4-bedroom, 2-bathroom bungalow, a true hidden gem that's ready to impress! Offering both charm and modern updates, this home features a remodeled kitchen, on-demand HWT, furnace 8yrs old, newer flooring, shingles & eavestrough 1 yr old, and a fully finished basement with a second kitchen—perfect for extended family living or added convenience. Designed with wheelchair accessibility, this home ensures ease and comfort for all with 4' sidewalks around the home. The double detached garage provides ample parking and storage, while the pristine backyard offers a peaceful retreat to relax or entertain. It's location is close to all amenities, including shopping, transit, parks, and schools. With pride of ownership shining throughout, this move-in-ready home won't disappoint.

Built in 1963

### Essential Information

MLS® #	E4428070
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00



Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12407 75 Street
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2C1

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Barrier Free Home
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Appliances	Dryer, Freezer, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
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Days on Market 15

Zoning Zone 05

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