

## \$399,999 - 12021 67 Street, Edmonton

MLS® #E4453951

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

A fantastic opportunity awaits with this move-in ready raised bungalow featuring a fully LEGAL BASEMENT SUITE with its own private entrance. The suite includes large windows, a spacious living room, second kitchen, dining room, bathroom, laundry room, full bedroom, and plus den/office (which can be easily converted to a second bedroom) – ideal for generating rental income or comfortably hosting extended family. Upstairs, the main floor offers large windows throughout creating a bright and open layout with 3 good-sized bedrooms, a full bathroom, a large sun-filled living room, and a spacious kitchen perfect for everyday living, and en-suite laundry. Newer shingles! Outside, enjoy a peaceful, tree-lined setting with a serene backyard complete with a large deck, plus an oversized detached garage providing ample parking and storage. Situated in a mature neighborhood with large trees, charming streetscapes, this home combines versatility, comfort, and investment potential in one package.

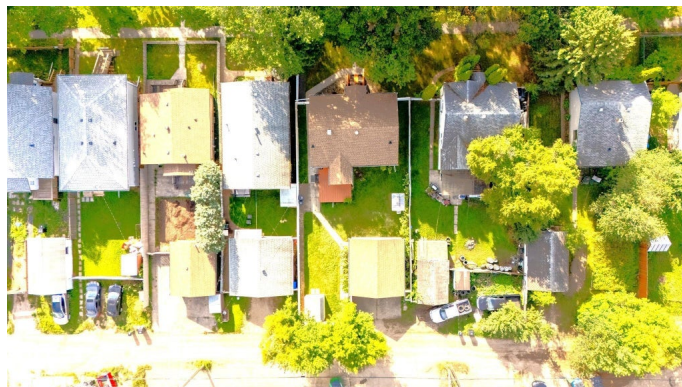
Built in 1951

### Essential Information

MLS® # E4453951

Price \$399,999

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	12021 67 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1M4

### **Amenities**

Amenities	Deck, Greenhouse, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 21st, 2025  
Zoning                 Zone 06

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