



# 12034 62 Street Edmonton AB

\$244,000

Single family home for under 250,000?? 2 bed 1 bath, simple house with a large kitchen, DOUBLE CAR GARAGE and a beautifully maintained FULLY FENCED backyard! UPGRADES INCLUDE: Newer roof (2012), Vinyl Windows (2010), Hot water tank 2022, High Efficiency Furnace (2021), water softener & Reverse osmosis system (2021), bathroom tub surround upgrades this year. Located on a quiet treelined street in a very desirable part of Montrose. With easy access to the Yellowhead and a short commute to the Stadium LRT stop, not to mention quick access to River Valley walking trails!

Listing Presented By:



Originally Listed by:  
Logic Realty

loganp@logicrealty.ca  
<https://listquickyeg.com/>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net