



# 12074 58 Street Edmonton AB

\$274,900

Charming 1.5-story home located in the established Montrose neighborhood. This home has seen significant upgrades in recent years, including new windows on the main and upper floors, a stylishly renovated kitchen, updated bathroom with a spacious soaker tub, high-efficiency furnace with air conditioning, tankless water heater, water softener, new plumbing, and a 100A electrical panel. The main floor features a cozy living room and a separate dining room that could be converted into an additional bedroom if desired, along with the updated kitchen and bathroom. The upper level offers two bedrooms and hallway closet storage. The partially developed basement includes a bedroom, laundry area, and space to add a home office, workout area, or a family room. Outside, enjoy both a covered and uncovered deck, a fully fenced yard, a single garage, and RV parking space. This home is move-in ready with plenty of thoughtful upgrades!

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

austin.hoetmer@gmail.com  
<https://ahoetmer.remax.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)