



# 12130 63 Street Edmonton AB

\$239,900

Welcome to the PERFECT starter home in the well-established Montrose community! As you step inside through the WELCOMING FOYER, you'll be greeted by an abundance of NATURAL LIGHT streaming into the spacious living area through the picture window, creating a warm & inviting atmosphere! The open/airy living rm flows seamlessly into the dining area & kitchen, offering an ideal layout for both everyday living & entertaining! Main level also hosts a COMFORTABLE PRIMARY BDRM along with an ADDITIONAL BDRM & a 4PC BATH! Downstairs, the partially finished basement awaits your CREATIVE VISION, offering even more possibilities to personalize this home! It features a VERSATILE RECREATION RM complete with a STORAGE CLOSET, SPACIOUS FAMILY RM, UTILITY RM with LAUNDRY, & a 3PC BATH! This charming home is a GREAT choice for a young family looking to settle into a friendly neighborhood.

Listing Presented By:



Originally Listed by:  
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