

\$439,900 - 6307 12 Avenue, Edmonton

MLS® #E4430345

\$439,900

5 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

WOW FACTOR ALERT in Millwoods! This bright FULLY RENOVATED 5 bed, 2.5 bath home is packed with value. Featuring a bright, modern kitchen with a massive island, quartz countertops & brand-new stainless steel appliances—perfect for hosting! Main floor offers a spacious primary bedroom with ensuite, plus laundry, 2 more bedrooms & another full bath. A separate side entrance leads to a fully finished basement with 2 bedrooms, den, large living room, 2nd kitchen, 2nd laundry & full bath—ideal for extended family or other potential. Upgrades include: new windows, LVP flooring, paint, lighting, bathrooms, furnace & more. Situated in family-friendly Millwoods (Sakaw) community, just steps to schools, parks & amenities. Huge 4-car garage pad with potential for future garage suite. This is the one you’ve been waiting for—incredible value, modern charm & endless possibilities. Don’t miss this gem!

Built in 1981

Essential Information

MLS® #	E4430345
Price	\$439,900
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6307 12 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2G3

Amenities

Amenities	Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation Concrete Perimeter

School Information

Elementary Sakaw School
Middle kisÅªwÅ«tisiwin School
High J. Percy Page School

Additional Information

Date Listed April 11th, 2025
Days on Market 8
Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on April 19th, 2025 at 1:02pm MDT