

## \$209,800 - 11939 63 Street, Edmonton

MLS® #E4422840

**\$209,800**

2 Bedroom, 1.50 Bathroom, 830 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Situated on a quiet street and nice curb appeal. Two bedrooms up and one in the lower level. 4 piece bath of the main floor and 2 piece down stairs.

Built in 1938

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4422840               |
| Price          | \$209,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 830                    |
| Acres          | 0.00                   |
| Year Built     | 1938                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11939 63 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5W 4G2 |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | On Street Parking       |
| Parking   | RV Parking, See Remarks |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 25th, 2025 |
| Days on Market  | 73                  |
| Zoning          | Zone 06             |
| RE / Bank Owned | Yes                 |

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Listing information last updated on May 9th, 2025 at 8:17pm MDT