

## \$339,000 - 11819 68 Street, Edmonton

MLS® #E4434237

**\$339,000**

3 Bedroom, 2.00 Bathroom, 818 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Spectacular bungalow in beautiful Montrose! This charming home is perfect for a young family or first-time buyer. The bright, open-concept living and dining room sits at the front of the home, creating a welcoming space for gatherings. The spacious kitchen features white cabinetry and ample counter space. A functional mudroom at the rear provides access to the back deck and landscaped yard. The main floor includes a full 4-piece bathroom and two comfortable bedrooms. Downstairs, you'll find a large rec room, an additional bedroom, 3-piece bath, and laundry area. The yard is fully fenced and landscaped, complete with a deck, gas BBQ hookup, and a single detached garage. Located on a quiet street, close to schools, parks, shopping, and transit, this well-kept home offers a great blend of comfort and convenience. Don't miss this opportunity to own in one of Edmonton's established, character-filled neighbourhoods!

Built in 1950

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434237  |
| Price      | \$339,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 818                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11819 68 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1P6             |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, No Smoking Home, Patio |
| Parking   | Single Garage Attached                          |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Vinyl  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2025 |
|-------------|---------------|

Days on Market 9

Zoning Zone 06

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