

\$342,900 - 11901 63 Street, Edmonton

MLS® #E4427971

\$342,900

4 Bedroom, 2.00 Bathroom, 689 sqft
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

INVESTOR ALERT, CORNER LOT 33' X 123' FOR REDEVOLPMENT SCHOOL ACROSS THE STREET. Sweet and affordable family home with 3 beds, 2 baths and fully finished basement! Super quiet location with mature tree lined streets close to the river valley trail system and all levels of schools including Concordia College. Basement features huge windows, family room, bedroom and full bath! Kitchen cabinets with door to huge deck and fenced yard perfect for the kids and pets! Across from new school and new playground facility. Currently being used as a construction site office. Corner lot for future redevelopment.

Built in 1951

Essential Information

MLS® #	E4427971
Price	\$342,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	689
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status Active

Community Information

Address 11901 63 Street
Area Edmonton
Subdivision Montrose (Edmonton)
City Edmonton
County ALBERTA
Province AB
Postal Code T5W 4G2

Amenities

Amenities Deck
Parking Stall

Interior

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

Exterior

Exterior Wood, Vinyl
Exterior Features Back Lane, Corner Lot
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 21
Zoning Zone 06

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Listing information last updated on April 18th, 2025 at 12:02pm MDT