

## \$219,900 - 11834 69 Street, Edmonton

MLS® #E4452836

**\$219,900**

3 Bedroom, 1.00 Bathroom, 988 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

~CUTE 3 BEDROOM BUNGALOW in MONTROSE ~ DOUBLE DETACHED GARAGE ~ OFFICE / DEN JUST OFF THE PRIMARY BEDROOM ~ LOCATED on a QUIET TREE LINED STREET ~ Check out this cute bungalow which is located close to schools, shopping, and public transit. The home has been well maintained and is clean. Perfect starter home or a good investment property or could also be a great site for a new infill home. There are lots of windows and the layout is very functional with the kitchen at the rear of the home with a side entrance. There are 3 good sized bedrooms plus a full bath. The living room and dining room have ample space to fit any furniture. The garage has a loft/attic area which is good for storage. Check out this amazing opportunity before it's gone.

Built in 1936

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452836  |
| Price          | \$219,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 988       |
| Acres          | 0.00      |
| Year Built     | 1936      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11834 69 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1S3             |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection |
| Parking   | Double Garage Detached                                                        |

### Interior

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Gravity, Natural Gas                                                         |
| Stories      | 1                                                                            |
| Has Basement | Yes                                                                          |
| Basement     | Full, Unfinished                                                             |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 06           |

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Listing information last updated on August 21st, 2025 at 11:17am MDT