

## \$299,900 - 11932 70 Street, Edmonton

MLS® #E4419815

**\$299,900**

3 Bedroom, 2.00 Bathroom, 737 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

HELLO INVESTORS! Welcome to this charming 737 sq ft raised bungalow located in the quiet neighborhood of Montrose in Edmonton. This property is perfect for investors and sits on a 50' x 126' lot zoned RF5; offering potential for future development. New flooring on main floor and new roof. Featuring 2+1 beds, 2 baths, separate entrance, separate laundry, second kitchen and a spacious west-facing yard. This property offers endless possibilities for customization and income potential. Quick access to Wayne Gretzky drive and Yellowhead Trail.

Built in 1951

### Essential Information

MLS® #	E4419815
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	737
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	11932 70 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1T9

## Amenities

Amenities	See Remarks
Parking	Double Garage Detached

## Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 31st, 2025
Days on Market	79
Zoning	Zone 06

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 10:02pm MDT