

## \$219,900 - 11948 61 Street, Edmonton

MLS® #E4426639

**\$219,900**

3 Bedroom, 1.00 Bathroom, 828 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Discover this cozy two bedroom bungalow with a large double detached garage. This home has curb appeal with a partially covered front deck. The entrance opens to a living room with new vinyl plank flooring and fresh, neutral paint throughout. The modern kitchen has espresso coloured cabinetry. The two bedrooms have brand new carpet. The renovated four-piece bathroom also has the stacked washer dryer. The layout is complete with a small den which could be an office or perfect for additional storage. This home has a newer furnace, new flooring, new paint and so much more. Close to Montrose School and next to Montrose Park. This is a cozy place to call home!

Built in 1916

### Essential Information

MLS® #	E4426639
Price	\$219,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	1916
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11948 61 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4A9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 20th, 2025
Days on Market	48
Zoning	Zone 06

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