

## \$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 5

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 May 7th, 2025 at 1:32am MDT