

## \$209,800 - 11939 63 Street, Edmonton

MLS® #E4422840

### \$209,800

2 Bedroom, 1.50 Bathroom, 830 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Situated on a quiet street and nice curb appeal. Two bedrooms up and one in the lower level. 4 piece bath of the main floor and 2 piece down stairs.

Built in 1938

### Essential Information

MLS® #	E4422840
Price	\$209,800
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	830
Acres	0.00
Year Built	1938
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11939 63 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA



Province AB  
Postal Code T5W 4G2

### **Amenities**

Amenities On Street Parking  
Parking RV Parking, See Remarks

### **Interior**

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

### **Exterior**

Exterior Wood, Stone, Stucco  
Exterior Features Flat Site, Golf Nearby, Playground Nearby, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 25th, 2025  
Days on Market 39  
Zoning Zone 06  
RE / Bank Owned Yes

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Listing information last updated on April 5th, 2025 at 9:02am MDT