

## \$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 | 43               |
| Zoning         | Zone 06          |

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