

\$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 | 71 |
| Zoning | Zone 06 |

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