

## \$324,900 - 11901 63 Street, Edmonton

MLS® #E4427971

**\$324,900**

4 Bedroom, 2.00 Bathroom, 689 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

**INVESTOR ALERT, CORNER LOT 33' X 123' FOR REDEVOLPMENT SCHOOL ACROSS THE STREET.** Sweet and affordable family home with 3 beds, 2 baths and fully finished basement! Super quiet location with mature tree lined streets close to the river valley trail system and all levels of schools including Concordia College. Basement features huge windows, family room, bedroom and full bath! Kitchen cabinets with door to huge deck and fenced yard perfect for the kids and pets! Across from new school and new playground facility. Currently being used as a construction site office. Corner lot for future redevelopment.

Built in 1951

### Essential Information

MLS® #	E4427971
Price	\$324,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	689
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status	Active
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## Community Information

Address	11901 63 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4G2

## Amenities

Amenities	Deck
Parking	Stall

## Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 28th, 2025
Days on Market	80
Zoning	Zone 06

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Listing information last updated on June 16th, 2025 at 8:32pm MDT