

## \$342,900 - 11901 63 Street, Edmonton

MLS® #E4427971

**\$342,900**

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          | \$342,900              |
| 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

### 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 10  
Zoning Zone 06

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Listing information last updated on April 6th, 2025 at 10:02pm MDT