

## \$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



StatusActive

Community Information

Address11901 63 Street  
AreaEdmonton  
SubdivisionMontrose (Edmonton)  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5W 4G2

Amenities

AmenitiesDeck  
ParkingStall

Interior

AppliancesSee Remarks  
HeatingForced Air-1, Natural Gas  
Stories2  
Has BasementYes  
BasementFull, Finished

Exterior

ExteriorWood, Vinyl  
Exterior FeaturesBack Lane, Corner Lot  
RoofAsphalt Shingles  
ConstructionWood, Vinyl  
FoundationConcrete Perimeter

Additional Information

Date ListedMarch 28th, 2025  
Days on Market22  
ZoningZone 06

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