

## \$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 |
|--------|--------|

## 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 | 81               |
| Zoning         | Zone 06          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 5:32am MDT