

## \$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        80  
Zoning                        Zone 06

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