

## **\$349,888 - 11920 69 Street, Edmonton**

MLS® #E4440223

**\$349,888**

3 Bedroom, 2.00 Bathroom, 786 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this cozy BUNGALOW in Montrose RENOVATED from top to bottom with a SECONDARY LIVING AREA with a 2nd KITCHEN and SEPARATE ENTRANCE - perfect for big families or in-laws! As you enter, you'll be greeted by an OPEN CONCEPT KITCHEN overseeing a cozy living room area with VAULTED CEILINGS. Kitchen is fully RENOVATED with WHITE CABINETS, QUARTZ COUNTERTOPS and NEW SS APPLIANCES. Two bedrooms, a full bathroom complete the upstairs. BASEMENT comes RENOVATED with a 2nd KITCHEN, 2nd LIVING ROOM, additional bedroom, a 4-pc BATH and shared LAUNDRY. Outside, there's a good-sized FRONT DECK, LARGE STORAGE SHED and cement pad driveway ready for your future garage and RV PARKING. Additional upgrades include newer HVAC, flooring, faucets, lighting, siding, some new windows/water lines/electrical upgrades/landscaping and much more. Whether you need a cozy home or a future investment, this move-in-ready gem has it all. This one is a must-see!

Built in 1949

### **Essential Information**

MLS® # E4440223

Price \$349,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 786                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11920 69 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1S5             |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Deck, Vaulted Ceiling         |
| Parking   | Rear Drive Access, RV Parking |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Highlands  
Middle                              Highlands  
High                                 Eastglen

**Additional Information**

Date Listed                      June 4th, 2025  
Days on Market                60  
Zoning                              Zone 06

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