

## \$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          49  
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 May 16th, 2025 at 4:32pm MDT