

# \$189,000 - 11825 70 Street, Edmonton

MLS® #E4446673

**\$189,000**

2 Bedroom, 2.00 Bathroom, 758 sqft  
Single Family on 0.00 Acres

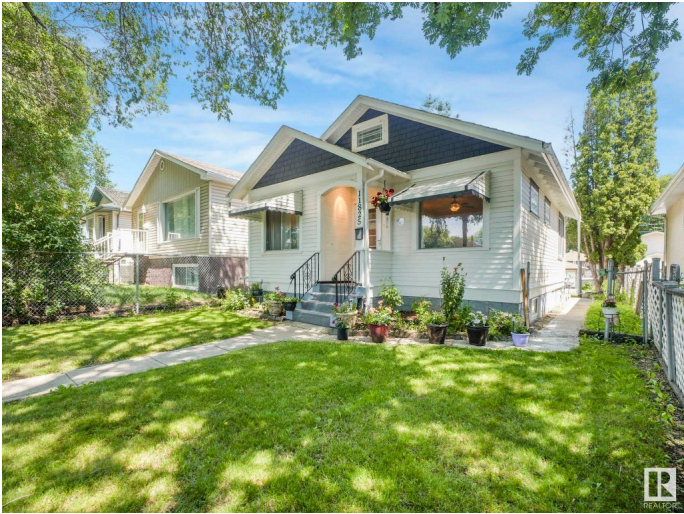
Montrose (Edmonton), Edmonton, AB

Charming Montrose Home | Ideal for First-Time Buyers & Investors Welcome to this cozy 3-bedroom, 2-bath bungalow located on a quiet, tree-lined street in Montrose, surrounded by mature trees that provide natural shade and serenity. The home features a spacious living area with a kitchen and dining space, 2 bedrooms on the main floor with a full bath, a fully finished basement with a 3rd bedroom, second full bathroom, laundry room, storage room and side entranceâ€”perfect for potential rental income. Thereâ€™s plenty of storage, including a spacious attic that can be turned into a kids play area. Enjoy the outdoor space with a rear deck, storage shed, and a large backyard with room to build a double garage and RV parking. Sitting on a 4,000+ sqft lot, this property offers both comfort and investment potentialâ€”live in it, rent it out, or rebuild. Affordable, well-located, and full of possibilities

Built in 1935

## Essential Information

MLS® #	E4446673
Price	\$189,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	758
Acres	0.00
Year Built	1935
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11825 70 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1T8

### Amenities

Amenities	On Street Parking, Deck
Parking	Rear Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Wood
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Concrete, Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Ecole Montrose
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**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        4  
Zoning                    Zone 06

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