

\$299,000 - 11832 64 Street, Edmonton

MLS® #E4451528

\$299,000

3 Bedroom, 2.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to Montrose! This spacious 915 sq.ft. raised bungalow, is situated on a quiet tree-lined street close to schools, shopping, transportation and more! As you enter, you are greeted with an open and bright plan, with a large living room that blends seamlessly into the dining and kitchen areas. There are two spacious bedrooms on the main level, each with good closet space. There is an updated 4-piece bathroom with newer vanity, fixtures, tub and surround. The lower level of the home is also fully-finished with large windows, a second kitchen and a separate laundry area. Here you will also find the 3rd bedroom, 3-piece bathroom and large rec room. Outside is complete with a composite deck + 3-season room, fully-fenced yard, heated double garage (20x24) and large driveway area. Other notable upgrades to the home include shingles (2022), hot water tank (2025), 100 amp electrical (2022), some newer windows (2025), and fresh paint on the main level. Great value in this well maintained home!

Built in 1976

Essential Information

MLS® # E4451528

Price \$299,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	11832 64 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4J1

Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated

Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 5th, 2025

Days on Market 13

Zoning Zone 06

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