

## \$239,900 - 11952 61 Street, Edmonton

MLS® #E4451436

**\$239,900**

3 Bedroom, 1.00 Bathroom, 717 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great investment opportunity on a huge fully fenced lot in North Central Edmontonâ€”zoned for multifamilyâ€”with a clean, move-in-ready 3-bedroom 1 bathroom home featuring many recent upgrades (flooring, paint, 100 AMP electrical, furnace, hot water tank, garage shingles), a full basement with laundry and storage, and excellent potential to live in, rent out, or redevelop.

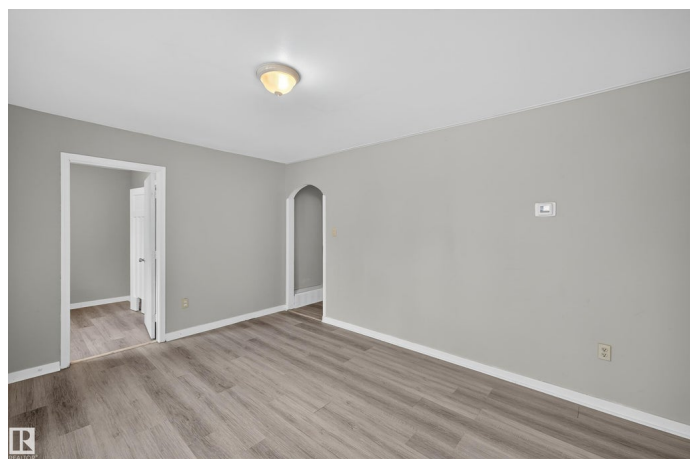
Built in 1941

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451436               |
| Price          | \$239,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 717                    |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 11952 61 Street |
| Area    | Edmonton        |



|             |                     |
|-------------|---------------------|
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 4A9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Partial, Partially Finished                           |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 06          |

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Listing information last updated on August 22nd, 2025 at 6:32pm MDT