

## \$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 5

Zoning Zone 06

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Listing information last updated on August 10th, 2025 at 5:32am MDT