

\$409,900 - 11924 69 Street, Edmonton

MLS® #E4432531

\$409,900

4 Bedroom, 1.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Charming character home just steps to the river valley & historic Highlands – this immaculate 1916 build home has been renovated & lovingly maintained throughout the years. Offering beautiful curb appeal, 4 bdrms & professionally landscaped, fully-fenced yard - you will fall in love with this home's peaceful backyard oasis featuring fish pond, waterfall, paving stones, retaining wall, raised flower beds & perennials, poppies & tulips galore! Main flr features H/W floors, solid oak trim, 9' ceilings, mud rm, living rm, formal dining rm, bdrm/den & kitchen (w/solid oak cabinets+new fridge&stove)& butler's pantry. Main bath has timeless claw-foot tub & laundry. Upstairs, 3 bdrms (w/blackout blinds)+walk-in closet in primary+½ bath. Downstairs, a full-fin bsmt w/ rec rm, storage & separate entrance. Upgrades: New windows upstairs, new eaves, electrical, plumbing, U/G sprinklers, A/C, shingles, composite decks, o/s dbl heated garage (w/new roof) + heat coils in south eaves + Hunter Douglas blinds. Welcome home!



Built in 1916

Essential Information

MLS® # E4432531

Price \$409,900

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,752 |
| Acres | 0.00 |
| Year Built | 1916 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 11924 69 Street |
| Area | Edmonton |
| Subdivision | Montrose (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 1S5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Front Porch, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows, See Remarks |
| Parking | 220 Volt Wiring, Double Garage Detached, Heated, Over Sized, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | See Remarks, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | See Remarks, Vinyl |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 06 |

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Listing information last updated on May 9th, 2025 at 2:32pm MDT