

\$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 entrance—perfect for potential rental income. There’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 potential—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 2
Zoning Zone 06

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