

## **\$349,888 - 11920 69 Street, Edmonton**

MLS® #E4440223

**\$349,888**

3 Bedroom, 2.00 Bathroom, 786 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this cozy BUNGALOW in Montrose RENOVATED from top to bottom with a SECONDARY LIVING AREA with a 2nd KITCHEN and SEPARATE ENTRANCE - perfect for big families or in-laws! As you enter, you'll be greeted by an OPEN CONCEPT KITCHEN overseeing a cozy living room area with VAULTED CEILINGS. Kitchen is fully RENOVATED with WHITE CABINETS, QUARTZ COUNTERTOPS and NEW SS APPLIANCES. Two bedrooms, a full bathroom complete the upstairs. BASEMENT comes RENOVATED with a 2nd KITCHEN, 2nd LIVING ROOM, additional bedroom, a 4-pc BATH and shared LAUNDRY. Outside, there's a good-sized FRONT DECK, LARGE STORAGE SHED and cement pad driveway ready for your future garage and RV PARKING. Additional upgrades include newer HVAC, flooring, faucets, lighting, siding, some new windows/water lines/electrical upgrades/landscaping and much more. Whether you need a cozy home or a future investment, this move-in-ready gem has it all. This one is a must-see!

Built in 1949

### **Essential Information**

MLS® # E4440223

Price \$349,888



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	786
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11920 69 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1S5

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Rear Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Highlands  
Middle                              Highlands  
High                                 Eastglen

**Additional Information**

Date Listed                      June 4th, 2025  
Days on Market                62  
Zoning                              Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 5th, 2025 at 6:17am MDT