

\$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.

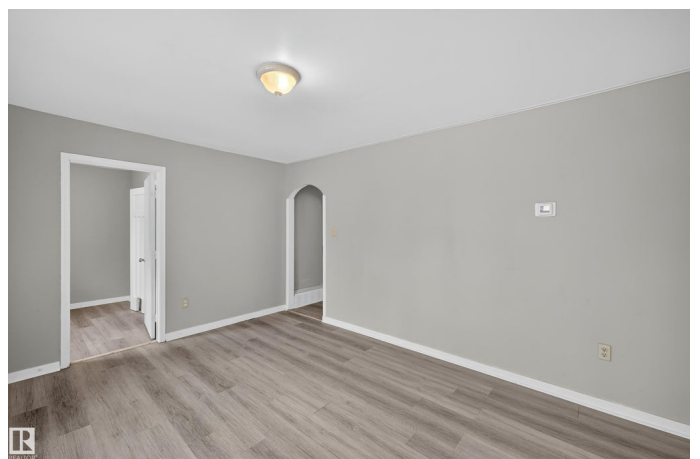
Built in 1941

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	18
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 24th, 2025 at 9:17am MDT