

## \$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	3
Zoning	Zone 06

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Listing information last updated on April 27th, 2025 at 2:17am MDT