

## \$324,900 - 11838 64 Street, Edmonton

MLS® #E4428081

**\$324,900**

3 Bedroom, 1.50 Bathroom, 841 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Step inside this renovated home and be immediately impressed by the inviting atmosphere, natural light and stylish design. The open-concept layout features a MASSIVE kitchen with ample counterspace and cabinetry. The living room and dining room are both flooded with natural light from the large windows. Down the hall you'll find a beautifully updated 4 piece bathroom. A vestibule in the back entrance to keep cold air out, completes this floor. Upstairs, the 2 large and bright bedrooms. are on opposite sides of the home, ideal for privacy. Downstairs, you'll find a sizable 3rd bedroom with a large newer window and a 2 piece bathroom. You'll love the spacious laundry room and additional storage space in this well laid out basement. Outside, you'll enjoy summer sunrises and sunsets on your East AND West facing decks. Other features include: Newer single detached garage, newer fence, some newer windows, fence (2023), furnace (2023).

Built in 1949

### Essential Information

MLS® #	E4428081
Price	\$324,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	841
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11838 64 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4J1

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 06

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