

## \$379,900 - 11939 68 Street, Edmonton

MLS® #E4459526

**\$379,900**

3 Bedroom, 2.00 Bathroom, 845 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Beautifully maintained jewel box in Montrose! This home has been meticulously cared for, offering a perfect blend of character and modern upgrades. Inside, you'll love the wide birdseye maple hardwood floors, soaring 9' ceilings, and a bright kitchen with full-height cabinets, custom blinds, and high-end appliances. Durable battleship-grade linoleum keeps things practical, and vinyl windows fill the home with natural light. The fully renovated basement provides a cozy extra bedroom, family space, and a high-efficiency furnace for comfort and energy savings. Outside, every detail has been handled: all concrete has been replaced, there's a large parking pad next to the double detached garage, and the park-like backyard is ready for summer gatherings. This property has been pet-free and smoke-free, ensuring a fresh, well-kept interior. Enjoy easy access to the LRT, Yellowhead, and major routes, making your commute a breeze. Homes this special don't come up often – schedule your showing today.

Built in 1940

### Essential Information

MLS® # E4459526

Price \$379,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 845                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11939 68 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1P8             |

### Amenities

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, Insulated, Parking Pad Cement/Paved, RV Parking                                                            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
| Zoning      | Zone 06              |

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Listing information last updated on September 25th, 2025 at 8:02pm MDT