

## \$290,000 - 11905 70 Street, Edmonton

MLS® #E4463624

**\$290,000**

3 Bedroom, 2.00 Bathroom, 746 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great location, 2 bedrooms upstairs and a one-bedroom downstairs. This is a solid bungalow with new windows installed in 2025. Located in Montrose close to main freeways. The basement has a second kitchen and does have separate entrance. A great starter home with good potential.

Built in 1950

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463624               |
| Price          | \$290,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 746                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11905 70 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5B 1V1  |

### **Amenities**

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | 2 Outdoor Stalls          |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Hood Fan, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### **Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                           |
| Exterior Features | Back Lane, Not Fenced, Park/Reserve, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stucco, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 06            |

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Listing information last updated on November 2nd, 2025 at 11:47pm MST