

\$214,900 - 11831 69 Street, Edmonton

MLS® #E4458403

\$214,900

2 Bedroom, 1.00 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Charming and move-in ready 1.5 storey home in the mature, tree-lined community of Montrose! This bright 2-bedroom, 1-bathroom home is filled with natural light and features soaring 9-ft ceilings and original hardwood floors that add warmth and character. The spacious main floor includes updated double-glazed windows, newer appliances, and a full bath with tiled tub/shower combo. A unique 318 sq. ft. loft adds flexible space for storage, a reading nook, or home office. Numerous upgrades over the years include shingles and hot water tank (2021), windows, plumbing, and some electrical. Enjoy summer evenings around the backyard firepit, all within a fenced yard with back alley access. The large parking padâ€”half gravel, half concreteâ€”is ready for a garage. Quick access to transit, Yellowhead Trail, and Wayne Gretzky Drive. Located on a quiet street in a welcoming neighborhood, this home is a perfect blend of vintage charm and modern updates!

Built in 1933

Essential Information

MLS® # E4458403

Price \$214,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,136
Acres	0.00
Year Built	1933
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11831 69 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1S2

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Fire Pit, No Smoking Home, See Remarks
Parking	No Garage, Rear Drive Access

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed September 18th, 2025
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 September 18th, 2025 at 8:02pm MDT