

## \$200,000 - 11842 65 Street, Edmonton

---

MLS® #E4435899

**\$200,000**

2 Bedroom, 1.00 Bathroom, 760 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great investment property or ideal for first time home buyers! Newer roof, Furnace motor replaced recently and recently completed sewer line upgrade. Close to nearby schools, RF3 zoning, with potential to add a garage in the back, or keep it as a spacious yard, the opportunities and potential are endless! Don't miss out on this charming 2 Bed 1 Bath home in Montrose! Welcome home!

Built in 1932

### Essential Information

MLS® #	E4435899
Price	\$200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00
Year Built	1932
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11842 65 Street
Area	Edmonton



Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4L2

### Amenities

Amenities	On Street Parking, Crawl Space
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dryer, Hood Fan, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance, Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### School Information

Elementary	Newton Elementary
Middle	Highlands Junior High
High	Eastglen High School

### Additional Information

Date Listed	May 12th, 2025
Days on Market	5
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 May 17th, 2025 at 6:47pm MDT

