

## \$179,800 - N/A, Edmonton

MLS® #E4447484

**\$179,800**

3 Bedroom, 1.00 Bathroom, 733 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Three bedroom bungalow backing onto park reserve. Property has been fixed up and is rentable or ready for quick possession

Built in 1922

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447484               |
| Price          | \$179,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 733                    |
| Acres          | 0.00                   |
| Year Built     | 1922                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1M5             |



## Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Off Street Parking |
| Parking   | No Garage          |

## Interior

|              |                                                     |
|--------------|-----------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                           |
| Stories      | 1                                                   |
| Has Basement | Yes                                                 |
| Basement     | Partial, Unfinished                                 |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 24              |
| 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 August 5th, 2025 at 9:17pm MDT