

## \$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 | 45              |
| Zoning         | Zone 06         |

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Listing information last updated on August 26th, 2025 at 11:18am MDT