

## \$310,000 - 11840 70 Street, Edmonton

MLS® #E4451147

**\$310,000**

4 Bedroom, 1.50 Bathroom, 755 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Cute bungalow, renovated! Reno includes windows, flooring kitchen, paint and basement plus new siding for the garage. Open concept kitchen and living room looks spacious, kitchen has lots of cupboards and storage, this floor has two decent size bedrooms and a common washroom. Basement is fully finished with additional two bedrooms a washroom and kitchen plus separate laundry. Close to most amenities, just steps away from high school.

Built in 1942

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451147               |
| Price          | \$310,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 755                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 11840 70 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1T7             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Single Garage Detached |

### **Interior**

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

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### **School Information**

|      |                      |
|------|----------------------|
| High | Eastglen high school |
|------|----------------------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 06          |

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Listing information last updated on September 19th, 2025 at 2:47am MDT