



11811 69 St Edmonton AB

\$200,000

Welcome to this charming 912 sq ft bungalow in the mature neighborhood of Montrose, nestled on a tranquil tree-lined street. A perfect starter home or great investment, you can easily lock off the upper level with potential to add a basement suite. This delightful home features a large living room, 2 bedrooms, 1 bath and kitchen with an eating area on the main floor. Descend to the fully developed basement, where you will find a 3rd bedroom, 2nd bathroom, and a versatile rec room with a wet bar--perfect for entertaining. Conveniently located near Concordia University, Borden Park, and Expo Centre. This home has quick access to Wayne Gretzky Drive, Yellowhead Trail and public transportation, making it easy to get around. Whether you're an investor seeking potential or a first-time buyer with vision, this home's great bones offer endless possibilities with a touch of TLC. Enjoy the added perks of a single oversized detached garage, low-maintenance fenced yard, and a covered patio for your enjoyment.

Listing Presented By:



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