

## \$299,900 - 11951 59 Street, Edmonton

MLS® #E4442551

**\$299,900**

2 Bedroom, 2.50 Bathroom, 925 sqft

Single Family on 0.00 Acres

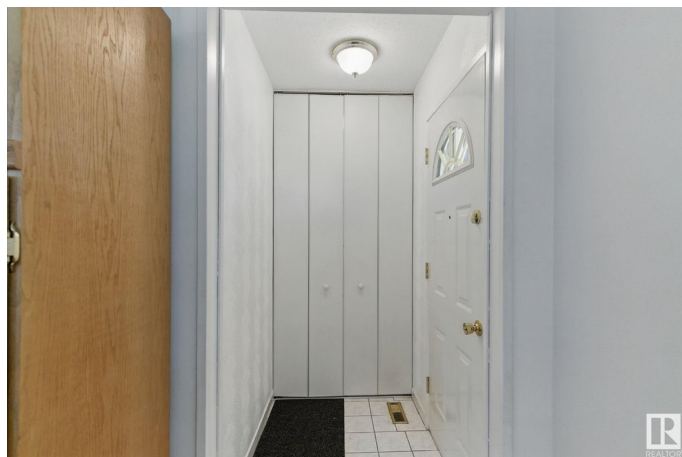
Montrose (Edmonton), Edmonton, AB

Very well maintained Home in Montrose! The unique layout of this 1-1/2 Story home offers a spacious main floor with Kitchen, Living & Dining rooms and a full 3 Pc bathroom. The Second floor has 1 bedroom and one massive bathroom. The basement. Offers another living room, den and bedroom with a 2-PC ensuite. The backyard has been extremely well kept, has an oversized single garage with another large shed, large enough to store a second vehicle. Located on a very quite street, across from a park, its a lovely little home with great neighbours!

Built in 1950

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442551               |
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 925                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11951 59 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 3X9             |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                             |
| Parking        | Single Garage Detached                                                                        |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | ensuite bathroom                                         |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                |
| Fireplace         | Yes                                                      |
| Fireplaces        | Freestanding                                             |
| Stories           | 3                                                        |
| Has Basement      | Yes                                                      |
| Basement          | Full, Finished                                           |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Back Lane, Cross Fenced, Fenced, Flat Site, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 06         |

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Listing information last updated on June 16th, 2025 at 4:47am MDT