

## \$325,000 - 11864 58 Street, Edmonton

MLS® #E4457803

**\$325,000**

2 Bedroom, 1.00 Bathroom, 756 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Endless possibilities for this fabulous property. Want to live here? Great, we have an adorable, well maintained house for a first time buyer or empty-nester who loves to garden and spend time outside. Want to invest? Why not? Rent out the house and/or garage and hold for future gains. Are you a developer or builder? JACKPOT! This is a CORNER lot measuring 21.6m (70') x 38.7m (127') or 836m<sup>2</sup>! With lots of new development in the area this is a no-brainer. The house is a cozy 2 bed, 1 bath charmer. The garage (1992) is 25 1/2 feet wide and 27 1/2 feet deep, insulated, finished and heated! The yard is wonderfully landscaped and offers a little private oasis. What does the future hold for this property? Are you in it? Let's find out.

Built in 1950

### Essential Information

MLS® #	E4457803
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	756
Acres	0.00
Year Built	1950



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11864 58 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3W7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Front Porch, No Smoking Home, Infill Property
Parking Spaces	6
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	3

## Zoning

## Zone 06

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Listing information last updated on September 18th, 2025 at 1:17am MDT