

## \$159,000 - N/A, Edmonton

MLS® #E4454363

**\$159,000**

2 Bedroom, 1.00 Bathroom, 904 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Great opportunity to build a multi family home in the Montrose neighborhood on this RF3 zoned lot 13.7 x 37.5. The home home can be salvaged with a complete rebuild or extensive renovation. The home has 2 bedrooms up. The home is being sold as is where is with title insurance. The seller has never lived on the property.

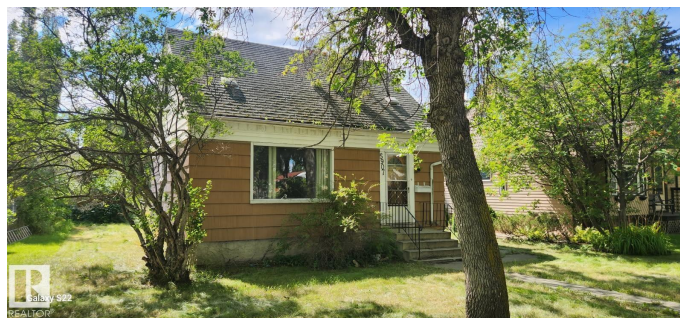
Built in 1950

### Essential Information

MLS® #	E4454363
Price	\$159,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	904
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton



Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1P2

### **Amenities**

Amenities	See Remarks
Parking	No Garage, See Remarks

### **Interior**

Appliances	Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 10:17am MDT