

# \$379,900 - 11939 68 Street, Edmonton

MLS® #E4459526

## \$379,900

3 Bedroom, 2.00 Bathroom, 845 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Beautifully maintained jewel box in Montrose! This home has been meticulously cared for, offering a perfect blend of character and modern upgrades. Inside, youâ€™ll love the wide birdseye maple hardwood floors, soaring 9' ceilings, and a bright kitchen with full-height cabinets, custom blinds, and high-end appliances. Durable battleship-grade linoleum keeps things practical, and vinyl windows fill the home with natural light. The fully renovated basement provides a cozy extra bedroom, family space, and a high-efficiency furnace for comfort and energy savings. Outside, every detail has been handled: all concrete has been replaced, thereâ€™s a large parking pad next to the double detached garage, and the park-like backyard is ready for summer gatherings. This property has been pet-free and smoke-free, ensuring a fresh, well-kept interior. Enjoy easy access to the LRT, Yellowhead, and major routes, making your commute a breeze. Homes like this don't come up very often.

Built in 1940

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459526  |
| Price    | \$379,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 845                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11939 68 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1P8             |

### Amenities

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, Insulated, Parking Pad Cement/Paved, RV Parking                                                            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 06              |

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Listing information last updated on October 7th, 2025 at 4:02am MDT