

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

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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 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           |

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Listing information last updated on August 23rd, 2025 at 9:17am MDT