

\$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 836m²! 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	1

Zoning

Zone 06

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