

## \$679,900 - 11918 68 Street, Edmonton

MLS® #E4460785

**\$679,900**

9 Bedroom, 4.00 Bathroom, 2,691 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Renovated, move-in ready! Perfect for large or multi-generational families, or for potential future conversion into shared living facility such as rooming house. With nearly 3700 square feet of living space on 4 levels including a loft, this home has plenty of space. 8 bedrooms + den, additional huge loft, 4 full bathrooms, and finished basement. 1 bedroom, bathroom and a den on main level - perfect for older members of the family. 5 bedrooms upper level. 2 bedrooms in basement. Plenty of recent upgrades including: new luxury vinyl plank flooring main floor and 3 bedrooms, recent paint. Features include: Central air-conditioning. Large deck. Fully finished basement with additional food preparation area. Fenced back yard. Close to transport, shopping and amenities. Large double detached garage. 2 furnaces. Potential rent of \$6000+ plus if converted to rooming house / shared rental facility.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460785  |
| Price      | \$679,900 |
| Bedrooms   | 9         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,691                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11918 68 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1P7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas                                                                  |
| Stories      | 4                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Public Transportation, Schools |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Slab                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 8                 |

## Zoning

## Zone 06

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Listing information last updated on October 11th, 2025 at 5:02am MDT