

\$725,000 - 11229 69 Street, Edmonton

MLS® #E4428871

\$725,000

4 Bedroom, 4.00 Bathroom, 2,166 sqft
Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Not a skinny home! This full-size 2-storey infill in the heart of Bellevue offers 4 bedrooms and 4 bathrooms, perfect for families or those looking for rental income potential. Situated on a quiet, tree-lined street just blocks from Edmonton's river valley, Highlands Golf Club, and beloved local restaurants, this home delivers charm, space, and walkability. The main floor features a bright open-concept kitchen with maple cabinets, center island, tons of counter space, a spacious living and dining area, full bathroom, and a dedicated office(or bedroom). Upstairs you'll find a large primary suite with a brand-new ensuite, second bedroom, full bathroom, cozy family room with office nook, and generous laundry room. The legal 2-bedroom basement suite offers a full kitchen, bath, private laundry, and separate entrance, plus bonus storage in the mechanical room for the main occupant. Triple-pane windows, Duradeck, fenced yard, and an heated oversized double garage with attic storage complete this rare gem.

Built in 2016

Essential Information

MLS® #	E4428871
Price	\$725,000
Bedrooms	4



Bathrooms	4.00
Full Baths	4
Square Footage	2,166
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11229 69 Street
Area	Edmonton
Subdivision	Bellevue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1R6

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Infill Property
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Freezer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Vacuum System Attachments, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Highlands School
Middle	Highlands School
High	Eastglen School

Additional Information

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	Zone 09

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