

\$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

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|----------|-----------|
| 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

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|------------|------------------|
| 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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Listing information last updated on April 11th, 2025 at 5:32pm MDT