

## \$619,900 - 11116 69 Street, Edmonton

MLS® #E4457622

**\$619,900**

4 Bedroom, 2.00 Bathroom, 1,178 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

UPDATED BUNGALOW IN BELLEVUE-HIGHLANDS NEAR THE RIVER VALLEY! Beautifully maintained 1,178 sqft, 4-bed, 2-bath bungalow sits on a quiet street in this sought-after area, one block to Ada Boulevard's River Valley views, and walkable to Kind Ice Cream, Fox Burger, Bodega, Highlands Golf Course, Borden Park Natural Swimming Pool, and Concordia University. Inside, warm bamboo flooring runs through a bright, open layout with an updated kitchen with modern cabinetry, tile backsplash, stainless steel appliances, and generous prep space. The dining area & living room offer space to gather, plus spacious primary bedroom with dual closets. A second bedroom & updated 4pc bath with heated tile complete the main floor. The fully finished basement adds two more bedrooms, a family room, 3pc bath, den, and laundry/storage. Brand new hot water heating - quiet & low dust. Fenced west backyard has mature landscaping with a crabapple tree & space for a garden or play structure. Oversize double detached garage.

Built in 1963

### Essential Information

MLS® # E4457622

Price \$619,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,178                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11116 69 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1R4         |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Off Street Parking, Patio |
| Parking Spaces | 4                         |
| Parking        | Double Garage Detached    |

### Interior

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Hot Water, Natural Gas                                                                                                                                         |
| Stories      | 2                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | Zone 09              |

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