

## \$639,900 - 11116 69 Street, Edmonton

MLS® #E4448156

**\$639,900**

4 Bedroom, 2.00 Bathroom, 1,178 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

UPDATED BUNGALOW IN BELLEVUE NEAR THE RIVER VALLEY Beautifully maintained and full of upgrades, this 1,178 sqft, 4-bedroom, 2-bath bungalow sits on a quiet street in sought-after Highlands, one block to Ada Boulevard's River Valley views, and walkable to Kind Ice Cream, Fox Burger, Bodega, and Concordia University. Inside, warm bamboo flooring runs through a bright, open layout with an updated kitchen featuring modern cabinetry, tile backsplash, stainless steel appliances, and generous prep space. The dining area and sunny living room offer space to gather, while the spacious primary bedroom includes 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. The fenced west backyard has mature landscaping. Crabapple tree, currant, haskap, and raspberry bushes plus rhubarb and space for a garden or play structure. Oversize double detached garage. Welcome Home!

Built in 1963

### Essential Information

MLS® # E4448156

Price \$639,900



|                |                        |
|----------------|------------------------|
| 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 |
| 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    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 09         |

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Listing information last updated on August 3rd, 2025 at 12:32am MDT