

# \$450,000 - 11163 69 Street, Edmonton

MLS® #E4460657

## \$450,000

2 Bedroom, 3.00 Bathroom, 663 sqft  
Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Step inside to find an inviting space with an updated kitchen that blends style with function perfect for everyday living and entertaining. The primary bedroom includes a private 3-piece ensuite and walk-in closet. The fully finished basement offers extra space for family, hobbies, or a home office. A standout feature is the double garage with a versatile loft space above—ideal for a studio, gym, or bonus storage. Located in Bellevue, one of Edmonton’s most walkable pockets, you’ll love being steps from top-rated restaurants like Fox Burger, the River Valley’s scenic trails, and the city’s best ice cream shop. This home is the perfect mix of modern comfort and vibrant community living. This Edmonton Life could be yours!

Built in 1945

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460657  |
| Price          | \$450,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 663       |
| Acres          | 0.00      |
| Year Built     | 1945      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11163 69 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1R3         |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | On Street Parking, Hot Tub, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 09           |

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Listing information last updated on October 19th, 2025 at 6:17am MDT