

## \$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	9
Zoning	Zone 09

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