

## \$394,900 - 11615 69 Street, Edmonton

MLS® #E4459528

**\$394,900**

5 Bedroom, 2.00 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Welcome to this beautifully updated 1.5 storey character home in the Bellevue-Highlands community offering 5 BEDROOMS plus a FLEX ROOM in the basement that could be a 6th BEDROOM and 2 FULL baths. The main floor features a bright living room, dining area, updated kitchen with newer appliances, plus a convenient primary bedroom, a second bedroom and 4-pc bath. Upstairs are 2 additional bedrooms with tons of storage space, while the fully finished basement offers a rec room, 5th bedroom, flex room/bedroom and 3-pc bath. Updates over the years include siding with added insulation, most windows, roof and garage roof, hot water tank, bathrooms, flooring and more! Enjoy a spacious backyard with deck, OVERSIZED detached insulated garage, and plenty of extra parking. Situated on a quiet, tree-lined street just blocks from Edmonton's river valley, Highlands Golf Club, and beloved local restaurants. A perfect blend of charm and modern upgrades in a great location!

Built in 1949

### Essential Information

MLS® # E4459528

Price \$394,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,225                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11615 69 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1S1         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, See Remarks                  |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                         |
| Stories      | 3                                                                                                                                 |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                     |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                              |

**School Information**

|            |           |
|------------|-----------|
| Elementary | Highlands |
| Middle     | Highlands |
| High       | Eastglen  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 09              |

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Listing information last updated on October 22nd, 2025 at 5:32am MDT