

## \$549,000 - 11222 67 Street, Edmonton

MLS® #E4463479

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Nestled in the heart of Bellevue, just steps from the historic Highlands district & the river valley's parks, trails, & golf, this extensively renovated bi-level blends timeless character with modern elegance. A major 2024 main-floor renovation (\$100k+) added central A/C, custom millwork, recessed lighting, vaulted ceilings, designer fixtures, luxury vinyl plank & tile, & a reconfigured open flow linking the living room, anchored by a new gas F/P, to the dining area. The kitchen invites culinary adventures with stainless steel appliances, two-tone ceiling-height cabinetry including pantry cabinets, & quartz counters. A rebuilt front entrance includes new front & back exterior doors. The primary ensuite features a stunning tiled W/I shower. The second bedroom is served by a stylish full bath. The sun-filled lower level offers a family/rec room, bar area, additional bedroom, office, full bath & laundry room. Outside, find a low-maintenance landscaped backyard with a large deck & a dbl detached garage.

Built in 1992

### Essential Information

MLS® # E4463479

Price \$549,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,149                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11222 67 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1L1         |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Deck, Skylight, Vaulted Ceiling |
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Rear Drive Access                                |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                           |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low |

Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Highlands / St. Leo      |
| Middle     | Highlands / St. Nicholas |
| High       | Eastglen                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 09            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 6:17am MST