

## \$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

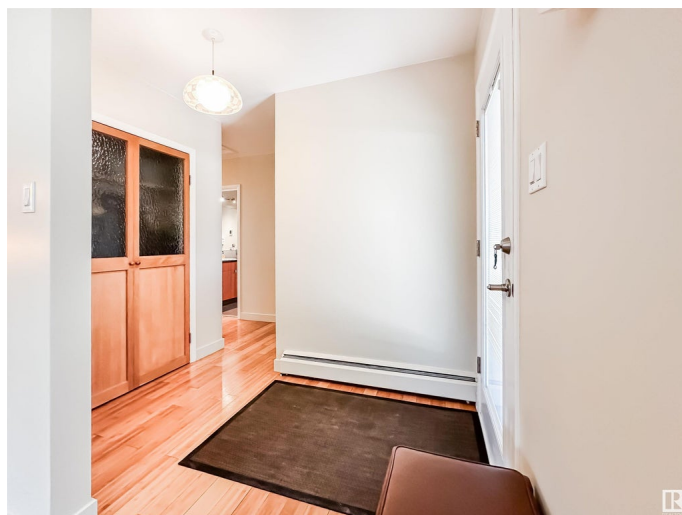
UPDATED BUNGALOW IN BELLEVUE NEAR THE RIVER VALLEY Beautifully maintained and full of upgrades, this 1,178 sqft, 4-bedroom, 2-bath bungalow sits on a quiet street in sought-after Highlands, one block to Ada Boulevard's River Valley views, and walkable to Kind Ice Cream, Fox Burger, Bodega, and Concordia 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	40
Zoning	Zone 09

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Listing information last updated on August 25th, 2025 at 6:17am MDT