

\$400,000 - 11615 69 Street, Edmonton

MLS® #E4459528

\$400,000

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 \$400,000

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	7
Zoning	Zone 09

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