

## \$425,000 - 11245 69 Street, Edmonton

MLS® #E4442688

**\$425,000**

6 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Beautifully updated bungalow in the mature community of Bellevue – perfect for first time buyers, downsizers or investors! This renovated home features luxury vinyl plank flooring, fresh paint, and trim throughout. The main floor offers a bright living/dining area, a stylish new kitchen with white cabinetry, newer appliances, and granite counters, plus 3 spacious bedrooms and a fully renovated 4pc bath. The separate in-law suite in the basement includes 3 more bedrooms, a full kitchen, a 3pc bath with tiled shower, and laundry. Outside, enjoy a large composite deck and double detached garage. Fantastic location near Kind Ice Cream, Bodega, Eastglen Leisure Centre, Concordia University, and quick access to Wayne Gretzky Drive. A great option for investment or family home!

Built in 1956

### Essential Information

MLS® #	E4442688
Price	\$425,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1956



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11245 69 Street
Area	Edmonton
Subdivision	Bellevue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1R6

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking	Double Garage Detached, RV Parking

### Interior

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	19
Zoning	Zone 09

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