

# \$394,900 - 11615 69 St Nw, Edmonton

MLS® #E4459528

**\$394,900**

5 Bedroom, 2.00 Bathroom, 1,225 sqft  
Single Family

Bellevue, Edmonton, Alberta

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! (id:6289)

Built in 1949

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4459528  |
| Price          | \$394,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Square Footage | 1,225     |



|            |               |
|------------|---------------|
| Year Built | 1949          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11615 69 St Nw |
| Subdivision | Bellevue       |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T5B1S1         |

### Amenities

|              |                                                  |
|--------------|--------------------------------------------------|
| Amenities    | Playground, Public Transit, Schools, Shopping    |
| Features     | See remarks, Flat site, Paved lane, Park/reserve |
| Parking      | Detached Garage, Oversize                        |
| # of Garages | 1                                                |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer |
| Heating      | Forced air                                                                                                                                 |
| # of Stories | 2                                                                                                                                          |
| Has Basement | Yes                                                                                                                                        |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|



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