

## **\$305,900 - 11343 69 Street, Edmonton**

MLS® #E4463706

**\$305,900**

2 Bedroom, 1.00 Bathroom, 923 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Charming two bedroom plus den character home on a peaceful Street in Bellevue/Highlands area. Major upgrades include shingles, insulation, electrical, plumbing, siding, and windows. Walk to the river valley, Concordia University, Eastglen Leisure Center Thistle Curling Club, Highlands library and groceries. Floor plan has large open concept living room and dining room, large kitchen with loads of cupboard space, huge master bedroom, laundry and four piece bathroom on main floor. Large back porch doubles as an office or a kitchen nook with sun coming in in the morning. Lots of windows make this home bright and cheerful. Wood burning fireplace and corner picture window provide a lovely feature wall in the west facing (sunny and cheerful in the afternoons) living room. Included are fridge, stove, washer and dryer. Basement finished with a second bedroom plus a den. The back deck overlooks a beautifully treed and fully fenced private yard. Good size lot with lots of room to build a garage.

Built in 1939

### **Essential Information**

MLS® # E4463706

Price \$305,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 1939                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11343 69 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1R8         |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Off Street Parking |
| Parking   | Stall              |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Fireplace    | Yes                                                                     |
| Fireplaces   | Mantel                                                                  |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Partial, Finished                                                       |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Swimming Pool, Schools, Treed Lot |
| Roof              | Asphalt Shingles                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 09            |

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Listing information last updated on October 31st, 2025 at 10:47am MDT