

Courtesy Of Peter Myrlak Of 1st Choice Realty Edmonton Ltd.

## **\$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

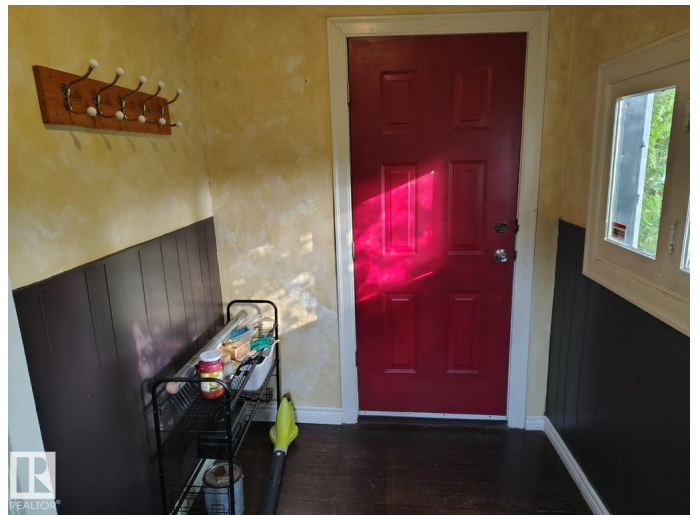
Charming two bedroom plus den character home on a peaceful Street in Bellevue/Highlands area. Major upgrades include shingles, insulation, electrical, plumbing, siding, and windows. Walk to the river valley, Concordia University, Eastglen Leisure Center Thistle Curling Club, Highlands library and groceries. 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 11  
Zoning Zone 09

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Listing information last updated on November 7th, 2025 at 10:17am MST