

## **\$709,900 - 11216 67 Street, Edmonton**

MLS® #E4445541

### **\$709,900**

3 Bedroom, 4.00 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Over 2231 sq.ft. 2.5-storey home in Bellevue w/ IN-LAW SUITE & only a 10 MINUTE WALK to CONCORDIA UNIVERSITY. This home features 3 BEDS (easily converted BACK to 4 BEDS), 4 BATHS, a FULLY FENCED back yard, a DETACHED DOUBLE GARAGE, CENTRAL A/C, & a SEPARATE ENTRANCE to a studio style IN-LAW SUITE. The main floor consists of an open living room w/ NEW ELECTRIC FIREPLACE, an extendable dining area, a BRIGHT kitchen w/ STAINLESS STEEL APPLIANCES, plenty of cabinet space, & a breakfast nook, an office, & 4PC BATH. The 2nd storey includes the primary bedroom w/ TWO CLOSETS & 5PC ENSUITE, a spacious 2nd bedroom w/ MASSIVE WALK-IN CLOSET (which can be easily converted to a 3rd bedroom), a cozy bonus room, 4pc bath, & UPSTAIRS LAUNDRY. The 3rd storey is an open LOFT w/ plenty of natural light. The basement features an IN-LAW SUITE, complete with a large living space, a SECOND KITCHEN w/ STAINLESS STEEL APPLIANCES, SEPARATE LAUNDRY, a SEPARATE ENTRANCE, & a 4pc bath.

Built in 2012

### **Essential Information**

MLS® #

E4445541



|                |                        |
|----------------|------------------------|
| Price          | \$709,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,231                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11216 67 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1L1         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Front Porch, No Smoking Home |
| Parking   | Double Garage Detached                                                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                                          |
| Stories           | 4                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Hardie Board Siding                                                                                                                              |
| Foundation        | Preserved Wood                                                                                                                                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 81             |
| Zoning         | Zone 09        |

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Listing information last updated on September 22nd, 2025 at 8:47pm MDT