

## \$449,900 - 11214 67 Street, Edmonton

MLS® #E4439746

**\$449,900**

3 Bedroom, 2.00 Bathroom, 834 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Located just two blocks from the revitalized Highlands district and nestled on a beautiful tree-lined street, this charming 2+1 bedroom, 2-bath character home perfectly blends original features with modern updates, ideal for first-time buyers, professionals, or down-sizers. Highlights include original hardwood floors, exposed brick, an electric fireplace, and a renovated country-style kitchen with a farmhouse sink and high-end appliances. The main floor offers two spacious bedrooms and a 4-piece bath with a jacuzzi tub. The fully finished basement features a large third bedroom, rec room/office space, bar, second full bath, and storage. Outside, enjoy the new deck with built-in seating and pergola, perfect for entertaining. Recent updates include newer furnaces, hot water tank, and shingles. Walk to trendy restaurants, cafes, shops, and more. This turnkey home offers the perfect mix of character, comfort, and convenience.

Built in 1930

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439746  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 834                    |
| Acres          | 0.00                   |
| Year Built     | 1930                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11214 67 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1L1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Closet Organizers, Deck |
| Parking   | Rear Drive Access                          |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Mt Royal, Virginia Park  |
| Middle     | Highlands                |
| High       | Eastglen, Austin O'Brien |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 31st, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 15 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 09 |
|--------|---------|

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Listing information last updated on June 15th, 2025 at 8:17am MDT