

## **\$724,900 - 11216 67 Street, Edmonton**

MLS® #E4445541

**\$724,900**

2 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 2 BEDS + DEN (easily converted BACK to 3 BEDS + DEN), 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	\$724,900
Bedrooms	2
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 9

Zoning Zone 09

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