

## \$349,900 - 11249 70 Street, Edmonton

MLS® #E4457230

**\$349,900**

4 Bedroom, 1.00 Bathroom, 889 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Charming Character Home2Love on a Mature Corner Lot in the heart of Bellevue! Located on a quiet, tree-lined street, this lovingly maintained 4-bedroom home offers a perfect blend of vintage charm and functional living. The home features mature trees, a rear detached garage, and excellent curb appeal. Inside, youâ€™ll find a spacious and bright kitchen along with a large living & dining area. 2 bedrooms on the main level, 2 additional bedrooms belowâ€”ideal for families, guests, or a home office setup. Fenced yard & detached garage! Location, Location, Location â€” Minutes from downtown, the river valley, Highlands Golf Club, and Eastglen Leisure Centre. Transit-Friendly â€” Quick access to LRT, bus routes, and major roads. Tight-Knit Community â€” Bellevueâ€™s small-town feel and active community league are unmatched. Great Schools & Amenities â€” Close to Concordia University, schools, parks, cafes, & local shops. Tree-lined streets, period homes, and a peaceful vibe. Great to live in or build your dream Home2Love!

Built in 1945

### Essential Information

MLS® # E4457230

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 889                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11249 70 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1T1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, See Remarks                                                |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

### School Information

|            |           |
|------------|-----------|
| Elementary | Highlands |
| Middle     | Highlands |
| High       | Eastglen  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 09              |

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Listing information last updated on September 15th, 2025 at 11:17pm MDT