

## \$325,000 - 11606 67 Street, Edmonton

MLS® #E4451994

**\$325,000**

4 Bedroom, 2.00 Bathroom, 951 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Looking for an affordable investment or mortgage helper? This charming 4-bedroom, 2-bath bungalow with a legally permitted basement suite might be the perfect fit! The main floor offers a warm and inviting living room with beautiful hardwood flooring, a sleek, minimalistic kitchen, 2 spacious bedrooms, and a full bath complete with a stacked washer/dryer. Downstairs, youâ€™ll find a fully finished legal suite featuring 2 oversized bedrooms, a second full kitchen, another full bath, and separate laundry in the utility roomâ€”ideal for multigenerational living or rental income. Enjoy peace of mind knowing all the hard work has been completed in the past few years including a new roof, fascia, gutters, downspouts, a sump pit and pump, and professional waterproofing. Donâ€™t miss this opportunityâ€”come see the value for yourself!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451994  |
| Price          | \$325,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 951       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11606 67 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1L8         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, HRV System |
| Parking   | Rear Drive Access                              |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Storage Shed, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                       |
| Stories      | 2                                                                                                               |
| Has Suite    | Yes                                                                                                             |
| Has Basement | Yes                                                                                                             |
| Basement     | Full, Finished                                                                                                  |

### Exterior

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

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 6

Zoning Zone 09

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