

## \$425,000 - 11606 67 Street, Edmonton

MLS® #E4444999

**\$425,000**

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, you'll find a fully finished legal suite featuring 2 oversized bedrooms, a second full kitchen, another full bath, and separate laundry in the utility room—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. Don't miss this opportunity—come see the value for yourself!

Built in 1950

### Essential Information

MLS® #	E4444999
Price	\$425,000
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, 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	June 28th, 2025
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Days on Market 5

Zoning Zone 09

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Listing information last updated on July 3rd, 2025 at 10:03am MDT