

## \$395,000 - 11606 67 Street, Edmonton

MLS® #E4444999

**\$395,000**

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® #	E4444999
Price	\$395,000
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
-------------	-----------------

Days on Market 14

Zoning Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 8:32am MDT