

## \$349,800 - 11215 67 Street, Edmonton

MLS® #E4460235

**\$349,800**

2 Bedroom, 1.00 Bathroom, 773 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

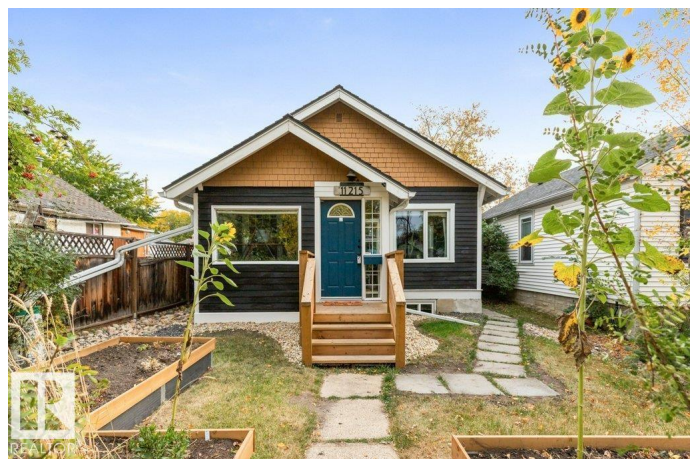
This 1927 Historic Highlands bungalow masterfully blends industrial-modern updates with its original charm and character. Nestled on a quiet, tree-lined street, this 2-bedroom residence offers a highly sought-after, serene lifestyle just steps from the beautiful River Valley and Highlands District shops. The main floor features a cozy living room with the original decorative fireplace, plus a bright, heated, insulated front porch—ideal for quiet reading or yoga. The modernized kitchen showcases an on-trend industrial aesthetic with open shelving and a custom breakfast bar. Two bedrooms and a full four-piece bath with a charming clawfoot tub/shower, form a comfortable main-level retreat. The full, open basement awaits your design vision for future development, with plumbing rough-in for a second bath, offering excellent equity potential. Outside, the fully fenced, landscaped yard is an oasis, featuring raised garden beds, a shed, a new deck with a pergola for entertaining, and a single detached garage/work

Built in 1927

### Essential Information

MLS® # E4460235

Price \$349,800



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$10                   |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 773                    |
| Acres          | 0.00                   |
| Year Built     | 1927                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11215 67 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 1K9              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Front Porch, No Smoking Home |
| Parking Spaces | 3                                  |
| Parking        | Single Garage Detached             |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Fireplace    | Yes                                                                                              |
| Fireplaces   | See Remarks                                                                                      |
| Stories      | 1                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Unfinished                                                                                 |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood                                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, Public |

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood

Foundation Brick

### School Information

Elementary Highlands/St. Leo

Middle Highlands/St. Nicholas

High Eastglen/AOB

### Additional Information

Date Listed October 1st, 2025

Days on Market 15

Zoning Zone 09

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Listing information last updated on October 16th, 2025 at 2:02pm MDT