

## \$249,900 - 11551 68 Street, Edmonton

MLS® #E4454407

**\$249,900**

2 Bedroom, 1.00 Bathroom, 701 sqft

Single Family on 0.00 Acres

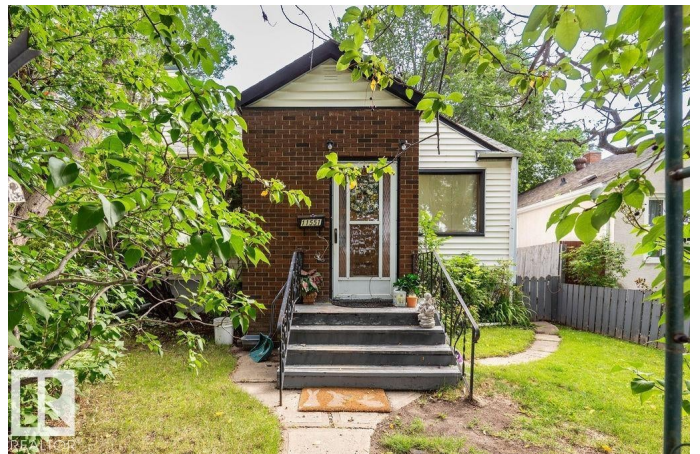
Bellevue, Edmonton, AB

Prime Investment Opportunity in Bellevue! Situated on a large 33â€™™ x 123â€™™ corner lot zoned RS, this property offers strong potential for renovation or future redevelopment. The home includes two bedrooms and one bathroom on the main floor, with the basement providing potential for two additional bedrooms, subject to appropriate improvements to the existing finished rooms to meet current egress and building code requirements. A double detached garage adds functionality and, with updating, could be restored to full use. Conveniently located near Concordia University, Borden Park, Eastglen Leisure Centre, public transit, golf, shopping, the River Valley, and many other amenities, this property presents an excellent opportunity for buyers seeking a renovation project or a prime lot for new construction.

Built in 1945

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454407  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 701       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1945                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11551 68 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1P2         |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | On Street Parking, Parking-Extra |
| Parking   | Double Garage Detached           |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 09           |

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Listing information last updated on August 31st, 2025 at 11:17pm MDT