# \$724,900 - 11239 69 Street, Edmonton

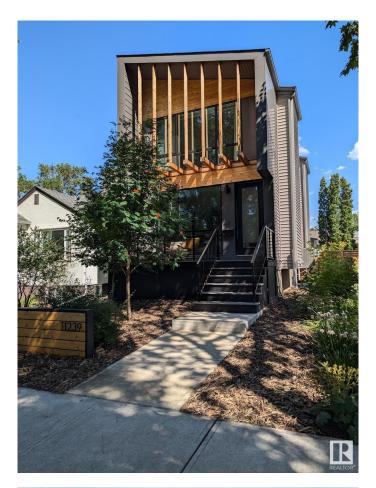
MLS® #E4427193

#### \$724,900

4 Bedroom, 3.50 Bathroom, 1,750 sqft Single Family on 0.00 Acres

Bellevue, Edmonton, AB

A rare chance to own a truly custom masterpiece on a mature, tree-lined street steps from the river valley & local gems of the Highlands! A flagship Justin Gray build, this luxury home blends modern elegance with seamless flow & function. Striking floor-to-ceiling windows on both floors emphasise a bold exterior, meticulous landscaping & bespoke interior finishes. At its heart, an opulent gourmet kitchen with top-of-the line appliances & stunning waterfall island is flanked by a generous living/dining area & elegant wood stove. A practical, styled 2pc bath + mudroom complete the main. Upstairs, thoughtful design endures: the magnificent, vaulted primary is a personal sanctuary with an unparalleled walk-thru closet & 5pc ensuite. Laundry, 2 more bedrooms + a 4pc jack & jill bath wait down the hall. A legal 1 bed basement suite offers bonus value without sacrificing storage, accounted for in the extra height double detached garage. Enjoy YEG life at its best, an incredible location with no detail spared!





Built in 2019

### **Essential Information**

MLS® # E4427193 Price \$724,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,750

Acres 0.00

Year Built 2019

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11239 69 Street

Area Edmonton
Subdivision Bellevue
City Edmonton
County ALBERTA

Province AB

Postal Code T5B 1R6

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Closet Organizers, Deck, Dog

Run-Fenced In, Front Porch, Insulation-Upgraded, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See

Remarks, Infill Property, HRV System, Natural Gas BBQ Hookup

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood

Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Water Conditioner, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two,

Refrigerators-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Freestanding, Woodstove

Stories 3
Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Golf

Landscape, Playground

Shopping Nearby, See Rema

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Inglewood School/St. Leo
Middle Westmount/St. Nicholas
High Ross Sheppard/AOB

#### **Additional Information**

Date Listed March 24th, 2025

Days on Market 17

Zoning Zone 09

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Listing information last updated on April 10th, 2025 at 8:32pm MDT

