

# \$349,900 - 11249 70 Street, Edmonton

MLS® #E4457230

**\$349,900**

4 Bedroom, 1.00 Bathroom, 889 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Charming Character Home2Love on a Mature Corner Lot in the heart of Bellevue! Located on a quiet, tree-lined street, this lovingly maintained 4-bedroom home offers a perfect blend of vintage charm and functional living. The home features mature trees, a rear detached garage, and excellent curb appeal. Inside, youâ€™ll find a spacious and bright kitchen along with a large living & dining area. 2 bedrooms on the main level, 2 additional bedrooms belowâ€”ideal for families, guests, or a home office setup. Fenced yard & detached garage! Location, Location, Location â€” Minutes from downtown, the river valley, Highlands Golf Club, and Eastglen Leisure Centre. Transit-Friendly â€” Quick access to LRT, bus routes, and major roads. Tight-Knit Community â€” Bellevueâ€™s small-town feel and active community league are unmatched. Great Schools & Amenities â€” Close to Concordia University, schools, parks, cafes, & local shops. Tree-lined streets, period homes, and a peaceful vibe. Great to live in or build your dream Home2Love!

Built in 1945

## Essential Information

MLS® # E4457230

Price \$349,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	889
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11249 70 Street
Area	Edmonton
Subdivision	Bellevue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1T1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Highlands
Middle	Highlands
High	Eastglen

### **Additional Information**

Date Listed            September 11th, 2025

Days on Market      3

Zoning                 Zone 09

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Listing information last updated on September 14th, 2025 at 12:32am MDT