

## \$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 N  
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 20

Zoning Zone 09

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