

# \$415,000 - 11248 64 Street, Edmonton

MLS® #E4441752

## \$415,000

1 Bedroom, 1.00 Bathroom, 675 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Fall in love with this charming bungalow in the heart of Highlands, one of Edmonton’s most beloved historic communities. Featuring 1 spacious bedroom, 1 full bath, and a sunlit open-concept living area with hardwood floors, large windows, and a freestanding wood-stove, this home blends character with function. The kitchen offers stainless steel appliances and ample counter space, flowing into a dining area with views of the lush backyard. Downstairs you’ll find a modernized full bathroom, dedicated laundry area and flex rooms ideal for a home office or den. The fully vinyl fenced yard includes mature trees, a private deck, and access to a single detached garage via alleyway. This home offers lifestyle and opportunity in a walkable, scenic neighborhood near the river valley and boutique shops and amenities.

Built in 1943

### Essential Information

MLS® #	E4441752
Price	\$415,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	0.00



Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11248 64 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4H3

### **Amenities**

Amenities	Deck
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Highlands School
Middle	Highlands School
High	Eastglen School

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	11
Zoning	Zone 09

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