

## \$598,300 - 11204 61 Street, Edmonton

MLS® #E4447471

**\$598,300**

4 Bedroom, 2.50 Bathroom, 1,312 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

This fully redesigned 1,300+ sq ft bungalow with In-Law Suite is the one youâ€™ve been waiting for. Sitting on a massive 66â€™ x 120â€™ corner lot, this 4 bed, 2.5 bath showpiece delivers unmatched value and style. Nearly everything has been upgraded, from the handcrafted hardwood and porcelain tile to the quartz island kitchen with soft-close cabinets, glass tile backsplash, and stainless steel appliances. The oversized primary suite features a sitting area, bay window, and private ensuite. Details matter here: 24â€• tile, heated towel racks, and bronzed fixtures throughout. The basement has 12â€• thick insulated walls, LED accent lighting, a full kitchenette, and a separate entrance for flexibility or income potential. Outside, enjoy a huge fenced yard, oversized 2-car garage with workshop, attic storage with drop-down stairs, and RV parking. Backs onto Highlands Park and just two blocks from Ada Blvd Ravine. This is The Highlands Homestead, and homes like this donâ€™t come along often.

Built in 1947

### Essential Information

MLS® # E4447471

Price \$598,300

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,312                  |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11204 61 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4A5              |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Exterior Walls- 2"x6", Insulation-Upgraded, Parking-Extra, R.V. Storage, Vinyl Windows, Wet Bar, Workshop |
| Parking Spaces | 5                                                                                                         |
| Parking        | Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved, RV Parking                       |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Hood Fan, Microwave Hood Fan, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Suite         | Yes                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 09         |

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