

## \$574,000 - 11204 61 Street, Edmonton

MLS® #E4452617

**\$574,000**

4 Bedroom, 2.50 Bathroom, 1,331 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Fully redesigned 1,300+ sq ft bungalow with IN-LAW suite on a massive 66'x130' corner lot in Highlands. This 4 bed, 2.5 bath home is loaded with upgrades: quartz kitchen island with soft-close cabinets, glass backsplash, and stainless appliances with GAS RANGE. Oversized master bedroom with sitting area, bay window, and ensuite. Basement offers LED lighting, kitchenette, upgraded bathroom, and separate entrance. Huge fenced yard with firepit area and gazebo, oversized double garage with workshop and attic storage, plus RV parking, 5 OFF-STREET PARKING SPACES. Backs onto Highlands Park, 2 blocks from Ada Blvd. Rare find in a prime location.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452617  |
| Price          | \$574,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,331     |
| Acres          | 0.00      |
| Year Built     | 1953      |



|          |                        |
|----------|------------------------|
| 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      | Off Street Parking, On Street Parking, Fire Pit, Gazebo, Insulation-Upgraded, No Smoking Home, 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, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

**Additional Information**

Date Listed            August 12th, 2025  
Days on Market      4  
Zoning                Zone 09

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