

## \$850,000 - 11402 66 Street, Edmonton

MLS® #E4448617

**\$850,000**

4 Bedroom, 5.00 Bathroom, 2,164 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Designed with intention & built for flexibility this architecturally crafted 4-bedroom 5-bath home in Highlands is ideal for creative buyers, investors and multi-generational living. The main floor features soaring ceilings, den/main bedroom, full bath w/ laundry, and a sun-filled kitchen w/ birch cabinets and open living space. Upstairs the primary retreat includes a walk-in closet and ensuite with a soaker tub, 2nd bed & full bath. The legal 1-bedroom basement suite has a full kitchen, separate entrance & 2nd laundry offering immediate rental potential. The heated attached garage features a finished loft with full bath, kitchenette, dishwasher & mini fridge perfect for a studio, guest suite or future rental conversion. Designed by Shane Laptiste with Norwegian influence and artistic details throughout including Hardie siding, custom lighting & A/C. Located steps from trails, schools and the river valley with quick access to downtown, this home offers unmatched versatility and character.

Built in 2012

### Essential Information

MLS® # E4448617

Price \$850,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,164                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11402 66 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 1H8              |

### Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Assisted Living, Deck, Detectors Smoke, Guest Suite, No Smoking Home, Secured Parking, Vaulted Ceiling, Infill Property |
| Parking   | Double Garage Attached, Heated, Over Sized                                                                                               |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Baseboard, Forced Air-2, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                     |
| Fireplaces        | Insert                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                       |
| Has Suite         | Yes                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Hardie Board Siding                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                         |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Highlands School |
| Middle     | Highlands School |
| High       | Eastglen School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 09         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 11:32am MDT