

## \$369,900 - 11317 66 Street, Edmonton

MLS® #E4462471

**\$369,900**

3 Bedroom, 1.00 Bathroom, 1,322 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

CHARMING | UPDATED | HEART OF HIGHLANDS. This well-maintained CHARACTER HOME blends timeless warmth with modern comfort. Freshly painted with newer FLOORING, LIGHTING, CABINETRY & APPLIANCES, it's move-in ready with room to make it your own. The MAIN FLOOR offers a COZY LIVING AREA filled with natural light, space for a DINING ROOM or OFFICE, and a BEDROOM ideal for guests or flexible use. The KITCHEN is beautifully updated, functional, inviting and perfect for everyday living or weekend brunch. Upstairs, TWO SPACIOUS BEDROOMS provide a calm, comfortable space to recharge. Outside, a fenced yard with MATURE TREES AND PERENNIAL GARDENS offers a private, low-maintenance space to relax or entertain. Key updates include Electrical Panel with 100A SERVICE, FURNACE & HOT WATER TANK (2018), GARAGE POWER & DOORS (2022), BACKWATER VALVE (2023), ROOF (2012). Walk to the RIVER VALLEY, HIGHLANDS GOLF CLUB, caf  s, pool, library, and enjoy a true community feel minutes from downtown.

Built in 1932

### Essential Information

MLS® # E4462471



|                |                        |
|----------------|------------------------|
| Price          | \$369,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,322                  |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11317 66 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 1H5              |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking   | Single Garage Detached           |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 30                 |
| Zoning         | Zone 09            |

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Listing information last updated on November 16th, 2025 at 12:17pm MST