



## 11227 61 Street Edmonton AB

\$564,900

Welcome to this EXTENSIVELY RENOVATED bungalow in the sought-after Highlands! Spanning approx. 1250 sqft, this energy-efficient home features 5 beds & 2 baths. The open-concept main floor is filled with natural light through large triple-pane windows. The modern kitchen is equipped with S/S appliances, while the primary bedroom offers a walk-in closet. The finished basement includes laundry, 2 more bedrooms, & a versatile space for entertainment or relaxation. Renovated between 2018&2019, updates include a new roof, plumbing, electrical, furnace, and luxury vinyl plank flooring. Solar panels(2021), High-efficiency central cooling & attic insulation to modern code (2022) provide ENERGY SAVINGS (no electric bill in 2023). Outside, enjoy the large 66' yard, a cedar deck with a pergola, and a new fence & front walkway (2024). The double detached garage offers secure parking and extra storage. With its multiple upgrades, this home MAY QUALIFY for a 25% mortgage insurance rebate for energy efficiency.

Listing Presented By:



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Exp Realty

info@DavidStJean.com  
<http://www.DavidStJean.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)