

## **\$399,000 - 13111 65 Street, Edmonton**

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MLS® #E4449949

**\$399,000**

6 Bedroom, 2.50 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Attention first time buyers and investors! Opportunity is waiting! With TWO FULL KITCHENS, 2.5 BATHROOMS and a total of 6 BEDROOMS (3 up and 3 down), the possibilities are endless! Outside you'll find your beautiful, large yard complete with full fencing as well as many beautiful fruit shrubs, fruit trees as well as gardening areas! Your single detached garage has enough space for 1 vehicle inside the garage as well as 1 outside the garage with back lane access. There's also plenty of street parking! Your homes roof is newer without any maintenance currently needed, just move in and unpack your bags without worry or stress! Inside, you'll find updated vinyl plank floors with vinyl windows on the main as well as laminate flooring in the basement. The vaulted ceilings in your large bedrooms plus 2.5 bathrooms, ensure that everyone in your new home will be comfortable and have plenty of space! A clean, functional and affordable home ready for it's new owner, come have a look, and see for yourself!

Built in 1956

### **Essential Information**

MLS® # E4449949

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13111 65 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1A2         |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Guest Suite, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                            |
| Parking        | Single Garage Detached                                                                       |

### Interior

|              |                                                                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories      | 3                                                                                                                                                                      |
| Has Suite    | Yes                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                         |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stucco                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                               |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Belvedere Elementary     |
| Middle     | Steele Heights Jr High   |
| High       | M.E. LaZerte High School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 02         |

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Listing information last updated on August 2nd, 2025 at 2:17am MDT