

## **\$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 home buyers and investors, opportunity is waiting! TWO FULL KITCHENS, A SEPARATE ENTRANCE to the IN-LAW SUITE, 2.5 BATHROOMS, HIGH CEILINGS THROUGHOUT and a total of SIX possible BEDROOMS (3 up and 3 down); the possibilities are endless! On the main floor, you'll find updated vinyl plank floors, vinyl windows throughout, stainless steel appliances in your kitchen with plenty of NATURAL SUNLIGHT, much-needed cabinet/counter space, plus a SEPARATE ENTRANCE to both the shared laundry and the MOTHER-IN-LAW SUITE! Downstairs, you will find HARDWOOD flooring, 3 LARGE bedrooms with HIGH CEILINGS and a SEPARATE kitchen! The upstairs den area is awaiting your personal touch! Outside, you'll find a large RAISED DECK for a barbeque, with space for a nice, quiet evening overlooking your beautiful yard complete with: fruit shrubs, fruit trees, gardening areas and a single detached garage! A clean and functional character home ready for its new owner! Come have a look and make it your own!



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 | 26              |
| Zoning         | Zone 02         |

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Listing information last updated on August 21st, 2025 at 4:17pm MDT