

## \$369,900 - 13028 65 Street, Edmonton

MLS® #E4451515

**\$369,900**

4 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Great starter home or investment property! Great potential for renting or convert this home to Airbnb for higher cash flow. Main floor you'll find an open concept living room with large windows and gorgeous engineered laminate floorings throughout. Spacious kitchen offers plenty of kitchen cabinets & U-shape kitchen counter adjacent to dining area with bright NEWER windows. 3 ample sized bedrooms and a full 4-piece bathroom. SEPARATE BASEMENT ENTRANCE leads you to a huge family room, 4th bedroom, 3-piece bathroom, kitchen area, laundry & utility room. Fully landscaped & fenced back yard & back lane to an oversized heated single garage with 220 volt. Best of all, this home has upgrades with: Fresh painting, New hot water tank (2023), shingles (2021), windows (2020), furnace (2019) and newer engineer laminate floorings. Carpet free home! Short walk to LRT & public transportation. Easy access to schools, shopping centre & all amenities! Quick possession available. Just move-in & enjoy!

Built in 1968

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451515  |
| Price    | \$369,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13028 65 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1A1         |

### Amenities

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

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed August 6th, 2025

Days on Market 12

Zoning Zone 02

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 18th, 2025 at 9:02am MDT