

## **\$1,350,000 - 12803 65 Street, Edmonton**

MLS® #E4448060

**\$1,350,000**

9 Bedroom, 7.00 Bathroom, 4,822 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Modern, top quality build-four suites fully tenanted! Above ground, heated parking is one of the many surprises! On 2nd, 3rd & 4th flr, each unit has 3 bedrooms, 1-3 pce bth & 1-4 pce bth, storage room, 2nd entry/exit and expansive balcony. The Pent House has roof access which could easily become a full terrace. All suites feature Corian countertops, SS appliances, DW and Laundry. Real hardwood floors, marble inlays, pocelain tiling adorn each home creating a high end, luxury feel. Very appealing as all floorplates are 1300 sq. ft+ with the exception of the main floor bachelor. The building is secured with 13 cameras, video intercom, smarthome controls and a keyfob system. The structural and mechanical systems are more than standard - hot water boilers(x2)baseboard heating and heated concrete pad in the parking area. Priced below today's construction costs and totally occupied - act quickly!

Built in 2018

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4448060    |
| Price      | \$1,350,000 |
| Bedrooms   | 9           |
| Bathrooms  | 7.00        |
| Full Baths | 7           |



|                |               |
|----------------|---------------|
| Square Footage | 4,822         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12803 65 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1L4         |

### Amenities

|           |                                                                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Parking-Extra, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Heated, Quad or More Attached                                                                                                                                                                 |

### Interior

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Forced Air-1, Natural Gas                                                                                                                             |
| Stories      | 4                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                              |
| Basement     | None, No Basement                                                                                                                                                |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                           |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, View Downtown |
| Roof              | Tar & Gravel                                                                                                           |
| Construction      | Wood, Stucco                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        105  
Zoning                    Zone 02

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