

\$399,000 - 13111 65 Street, Edmonton

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	33
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 28th, 2025 at 5:47pm MDT