

## \$459,900 - 2839 65 Street, Edmonton

MLS® #E4453092

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

SEPARATE SIDE ENTRANCE & LANDSCAPING INCLUDED! Welcome home to the "Cooper" in Perch at Mattson by multi-award-winning builder, Rohit. This gorgeous 2-storey half-duplex features the timeless "Neoclassical Revival" designer-package. The open-concept main floor is ideal for entertaining, offering a stylish kitchen with sleek cabinetry and an island, a spacious dining area, and a cozy living room. A convenient half bathroom and rear entry complete this level. Upstairs, you'll find a luxurious primary bedroom with an ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and laundry for ultimate convenience. The double garage provides ample parking and storage. The basement comes with rough-ins for a legal suite. Located in a vibrant community with nearby amenities, parks, and schools, this stunning home offers the perfect blend of style, comfort, and functionality! \*\*

PROPERTY UNDER CONSTRUCTION,  
PHOTOS OF A DIFFERENT PROPERTY  
WITH SAME INTERIOR COLOUR PACKAGE.

\*\*



Built in 2025

### Essential Information

MLS® #

E4453092

|                |               |
|----------------|---------------|
| Price          | \$459,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,386         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2839 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1A3        |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached                                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| Exterior Features | Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 53           |
| HOA Fees Freq. | Monthly           |

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Listing information last updated on October 27th, 2025 at 3:32pm MDT