

## \$349,800 - 13140 65 Street, Edmonton

MLS® #E4440383

**\$349,800**

5 Bedroom, 2.00 Bathroom, 842 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

In the heart of established Belvedere, this newly renovated bungalow features five bedrooms and two separate kitchens. Tons of natural light fill all the living space through its large windows. Conveniently located steps away from schools, shopping and bus routes; this home ideal for families. Minutes from Fort Road & the Yellowhead Trail makes commuting a breeze. A large deck connects the rear entrance to the lovely back yard. Obtain high returns as an investment property with multiple rental possibilities! Don't miss out!

Built in 1968

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440383               |
| Price          | \$349,800              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13140 65 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1A3         |

## Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas       |
| Parking   | 2 Outdoor Stalls, Front/Rear Drive Access, No Garage |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

## Exterior

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

## School Information

|            |                     |
|------------|---------------------|
| Elementary | Belvedere, Delwood  |
| Middle     | Balwin, Londonderry |
| High       | M.E. LaZerte        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 79             |
| Zoning         | Zone 02        |

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