

## \$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 1

Zoning Zone 02

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Listing information last updated on August 7th, 2025 at 3:48pm MDT