

## \$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	70
Zoning	Zone 02

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