

## \$549,999 - 13020 65 Street, Edmonton

MLS® #E4439244

### \$549,999

6 Bedroom, 2.00 Bathroom, 1,181 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

GUTTED TO THE STUDS AND PROFESSIONALLY RENOVATED. Very rare opportunity formally licensed by the city for group home. This home with second kitchen is situated in a great location close to the LRT and shopping centers. There are 6 bedrooms, 2 kitchens, 2 bathrooms, 2 living areas and a large utility room. Brand new kitchens, bathrooms, flooring and paint.( \* Brand New appliances with warranty) New sidewalks and handrails....the list goes on! Convenient Exterior separate entrance to the basement. 22x24 renovated. painted heated, insulated double garage w/ a large parking pad in the back for 4 cars and large shed Great sized yard . Ideal for investor, business or mortgage helper. No detail has been overlooked. Must see.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439244  |
| Price          | \$549,999 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,181     |
| Acres          | 0.00      |
| Year Built     | 1959      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13020 65 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1A1         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | No Animal Home, No Smoking Home           |
| Parking   | Double Garage Detached, Heated, Insulated |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Suite    | Yes                                                                        |
| Has Basement | Yes                                                                        |
| Basement     | Full, See Remarks                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 66             |
| Zoning         | Zone 02        |

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