

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

MLS® #E4439244

**\$549,999**

6 Bedroom, 1.00 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	1.00
Full Baths	1
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 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	21
Zoning	Zone 02

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