

# \$469,900 - 2837 65 Street, Edmonton

MLS® #E4455505

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,386 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Nestled in a tranquil community surrounded by nature and trails, this stunning 3-bedroom, 2.5-bathroom duplex seamlessly blends style and functionality. The main floor boasts 9' ceilings and a convenient half bath, perfect for guests. The beautifully designed kitchen is a highlight, featuring 42" upgraded cabinets, quartz countertops, and a waterline to the fridge. Upstairs features a convenient laundry room, full 4-piece bathroom, and 3 generously sized bedrooms. The luxurious primary suite offers a walk-in closet and ensuite. The separate side entrance and legal suite rough-ins offer flexibility for additional income or extended family. Other features include FULL LANDSCAPING, a double attached garage, \$3k appliance allowance, unfinished basement with painted floors, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. UNDER CONSTRUCTION! Photos may differ from actual property. Appliances NOT included.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455505  |
| Price     | \$469,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,386         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2837 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 3J7        |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 53           |
| HOA Fees       | 500               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 17th, 2025 at 8:02am MDT