

Courtesy Of Jeff D Jackson Of Bode

## **\$577,395 - 2808 65 Street, Edmonton**

MLS® #E4438554

**\$577,395**

3 Bedroom, 2.50 Bathroom, 1,994 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

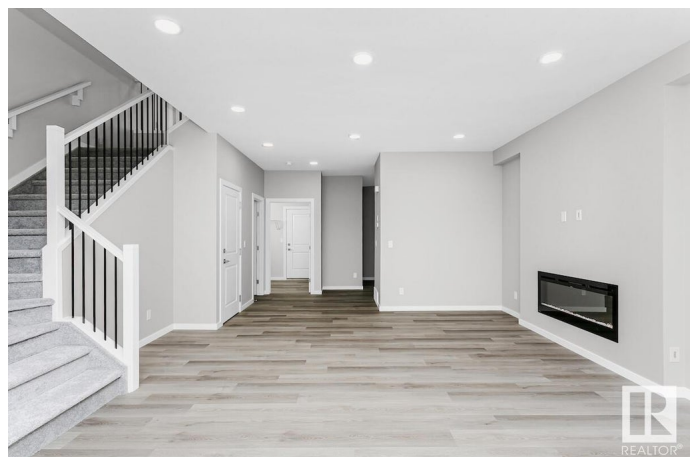
Open concept allows for a spacious L-shaped kitchen that comes with 41" soft close upper cabinets and a chimney hood fan. Every Bedrock Home comes with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Side entry for future development, basement ceilings upgraded to 9'. Upgraded Spindle railing on the stairs, upper hall creates an open feel. Built with a 4-piece ensuite, upgraded walk-in shower, dual sinks. Double compartment SS under mount kitchen sink, complete w/ chrome finish faucet with pull down sprayer, and 1.5gpm aerator. 50" Linear Ortech LED electric fireplace. All LED disc lights were upgraded to 5000k white disc lights. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace 80gal hot water tank and Bedrock's "Hotbox" system. Quartz counters throughout, LVP, upgraded melamine shelves.

Built in 2025

### **Essential Information**

MLS® # E4438554

Price \$577,395



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,994                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2808 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Z4        |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Control            |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 53        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT