

Courtesy Of David Lofthaug Of Bode

## \$577,395 - 2908 65 Street, Edmonton

MLS® #E4447217

**\$577,395**

3 Bedroom, 2.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

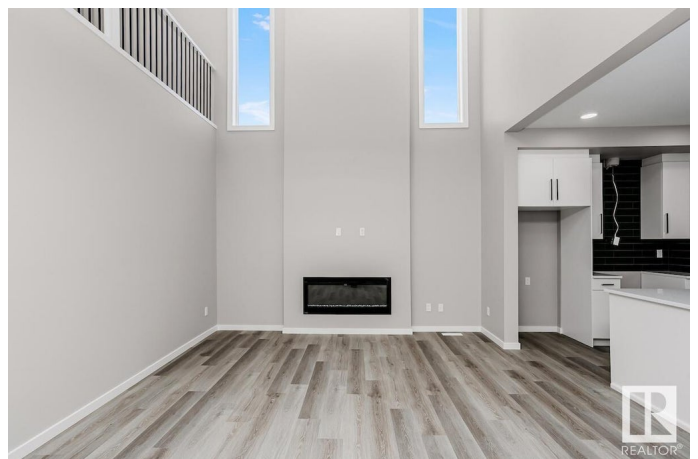
Built with a flex room on the main floor, spacious living room, dinette, and L-shaped kitchen at the back with a corner pantry, and 41" soft close upper cabinets. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Side entry is added for a potential future development, the basement ceilings are upgraded to 9'. Upgraded Spindle railing on the stairs and upper hall creates an open feel from main floor to upper level. Built with a 4-piece ensuite with upgraded walk-in shower and dual sinks. Double compartment stainless steel under mount kitchen sink, complete with a 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 light. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient.

Built in 2025

### Essential Information

MLS® # E4447217

Price \$577,395



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,047                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2908 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2Z3        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                            |
| Parking        | 2 Outdoor Stalls, Double Garage Attached     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 53         |

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Listing information last updated on August 3rd, 2025 at 8:17pm MDT