

## \$380,000 - 13303 58 Street, Edmonton

MLS® #E4448278

**\$380,000**

6 Bedroom, 2.50 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

This home offers incredible versatility with a 4-bedroom, 2.5-bath layout upstairs, plus a finished basement featuring 2 additional bedrooms, a full bath & a second kitchen. Situated on a large lot backing onto a park, this property offers both privacy & green space right out your back door. The main floor is bright and welcoming, with a spacious living room, functional kitchen with a dining area. The primary suite features a 2pc ensuite, while the other three bedrooms are generously sized & share a full main bath. Downstairs, the finished basement includes a shared laundry & a separate living area with 2 bedrooms, a full bathroom & a second kitchen. Additional highlights include a oversized single detached garage, mature landscaping, and plenty of parking. The backyard is perfect for families, gardeners, or outdoor entertaining with direct access to the park behind! Located close to schools, public transit, shopping, and major routes, this home offers excellent value and flexibility.

Built in 1964

### Essential Information

MLS® # E4448278

Price \$380,000

Bedrooms 6



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13303 58 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P9

### Amenities

Amenities	Patio, See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	14
Zoning	Zone 02

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