

## \$365,900 - 13311 64 Street, Edmonton

---

MLS® #E4430814

**\$365,900**

4 Bedroom, 1.50 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

This charming raised bungalow in Belvedere sits on a quiet street directly across from a beautiful green space. Lovingly maintained by one family, the home balances tasteful updates with preserved original character. The main floor features a bright, spacious living room with original built-in shelving—perfect for a coffee or cocktail bar—a dedicated dining area, and a partially updated kitchen with a new backsplash and elegant light fixtures. The primary bedroom boasts a modern feature wall and convenient powder room ensuite. Two additional bedrooms and a full bath complete the main level. The partially finished basement adds great living space with a large rec room and extra bedroom. Outside, enjoy a fully fenced yard with a spacious patio and a double detached garage. Close to parks, schools, and transit, this is a fantastic opportunity for a new or growing family—or a smart investment!



Built in 1963

### Essential Information

MLS® #	E4430814
Price	\$365,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	13311 64 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Y6

### Amenities

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed April 14th, 2025

Days on Market 17

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:17pm MDT