

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 6:47pm MDT