

## \$449,800 - 1638 65 Street, Edmonton

MLS® #E4425084

**\$449,800**

3 Bedroom, 3.50 Bathroom, 1,247 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Beautiful 2-storey EAST FACING newly RENOVATED half-duplex, featuring a finished WALKOUT BASEMENT, is a property you must see. The comprehensive renovations completed in 2022 include vinyl plank flooring, carpets and quartz countertops. Upon entrance you will find a POWDER WASHROOM with a DECENT WINDOW on the left which brings in a lot of natural light in the foyer. Huge L-Shape Kitchen is equipped with QUARTZ COUNTERTOPS and a center island. The spacious Great Room provides an inviting environment, perfect for entertaining, with the warmth of a gas fireplace. Enjoy meals and socialize in the bright dining area, before stepping outside to the BBQ deck to relish the sunset. Upstairs you'll find a MASTER BEDROOM WITH 3-PIECE ENSUITE BATHROOM, 2 Secondary bedrooms with a 3-piece common bath. FULLY FINISHED WALKOUT BASEMENT COMES WITH A STUDIO STYLE SUITE, SECOND KITCHEN AND A FULL BATH. PRICED TO SELL AND IT WON'T LAST!!!

Built in 2009

### Essential Information

MLS® #	E4425084
Price	\$449,800



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1638 65 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0M9

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025  
Days on Market 4  
Zoning Zone 53

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