

## **\$629,900 - 2611 65 Street, Edmonton**

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MLS® #E4431402

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,308 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

A stunning open-to-below house. Located on a pie-shaped lot! Built with a main floor bedroom and full bathroom with a walk-in shower. Comes with a spacious living room, dinette, central kitchen with 41" soft close upper cabinets and upgraded chimney hood fan. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Lorex video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Spindle railing on the stairs and upper hall to create an open feel from main floor to upper level. Built with a 5-piece ensuite with upgraded walk-in shower and a soaker tub! Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. Cozy up by a 50" Linear Ortech LED electric fireplace. Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows. Photos representative.



Built in 2025

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4431402  |
| Price     | \$629,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,308                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2611 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0B7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| 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            April 17th, 2025  
Days on Market      4  
Zoning                Zone 53

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