# \$489,888 - 2911 65 Street, Edmonton

MLS® #E4431336

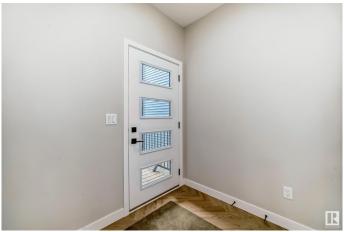
#### \$489,888

3 Bedroom, 2.50 Bathroom, 1,386 sqft Single Family on 0.00 Acres

Mattson, Edmonton, AB

This stunning half-duplex home in the emerging community of Mattson. Experience open-concept living in this modern home with an attached 2-car garage. The main floor features 9' ceilings, a mudroom, pantry, and half bath for convenience. The kitchen includes 42" cabinets, a water line for the fridge, a gas line to the stove, and \$3,000 toward appliances, all highlighted by elegant stone countertops. Upstairs offers a laundry area, full bath, and three spacious bedrooms. The master suite includes a walk-in closet and luxurious 4-piece ensuite. With a side entry and legal suite rough-ins for future development. Estimated completion in early Sept. Front and back landscaping included. Photos of previous build, interior colors are NOT represented. VT of previous build, interior colors represented.







Built in 2025

#### **Essential Information**

MLS® #	E4431336
Price	\$489,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,386

Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## **Community Information**

2911 65 Street
Edmonton
Mattson
Edmonton
ALBERTA
AB
T6X 3G4

## Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Public Transportation, Shopping Nearby,
	See Remarks
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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Listing information last updated on April 21st, 2025 at 12:47pm MDT