# \$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 shelvingâ€"perfect for a coffee or cocktail barâ€"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 familyâ€"or a smart investment!

Built in 1963

## **Essential Information**

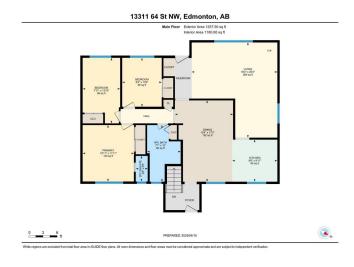
MLS® # E4430814 Price \$365,900

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

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