# \$365,900 - 13311 64 Street, Edmonton

MLS® #E4430814

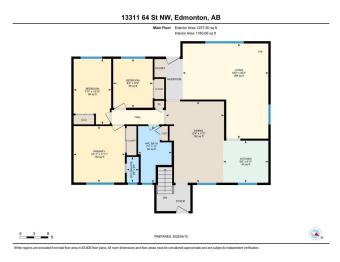
#### \$365,900

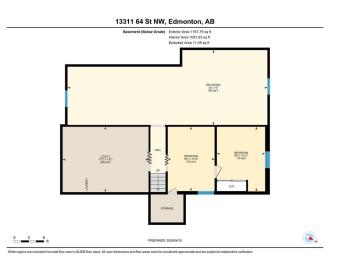
4 Bedroom, 1.50 Bathroom, 1,258 sqft Single Family on 0.00 Acres

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
Туре	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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