

## \$434,900 - 13527 67 Street, Edmonton

MLS® #E4435252

**\$434,900**

5 Bedroom, 3.00 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

**Exceptional Investment Opportunity!**

Renovated 3-Bedroom Main Floor with Legal 2-Bedroom Suite. This beautifully renovated home offers incredible potential! The main floor features 3 spacious bedrooms and 2 full bathrooms, including a full ensuite in the master bedroom for added luxury. Separate laundry on both levels adds convenience, making this home ideal for multi-generational living or rental income. The legal 2-bedroom secondary suite offers privacy and comfort, complete with its own kitchen, bathroom, and laundry, perfect for generating additional income or accommodating guests. Located in a walkable community, this home is just a short distance from Londonderry Mall, local schools, parks, and all the amenities you need. The property also includes a double detached garage, providing ample parking or extra storage space. Whether you're looking for a home with rental income potential or a spacious family home, this property offers versatility and convenience in a prime location.

Built in 1967

### Essential Information

MLS® # E4435252

Price \$434,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,235                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13527 67 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0C6         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 02       |

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Listing information last updated on May 9th, 2025 at 7:17pm MDT