

Courtesy Of David Lofthaug Of Bode

## \$577,395 - 2908 65 Street, Edmonton

MLS® #E4447217

**\$577,395**

3 Bedroom, 2.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

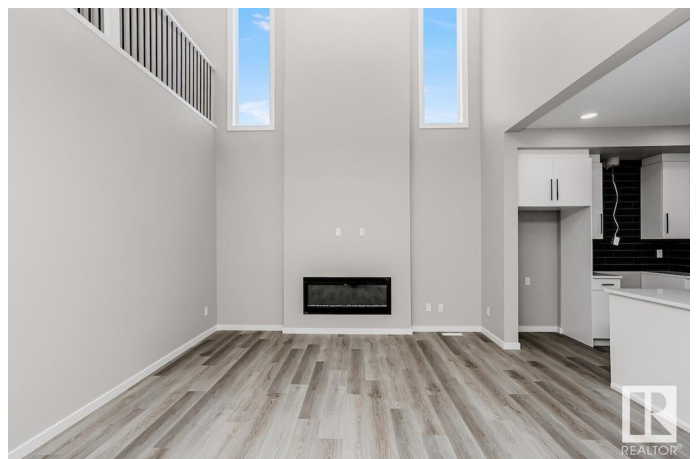
Built with a flex room on the main floor, spacious living room, dinette, and L-shaped kitchen at the back with a corner pantry, and 41" soft close upper cabinets. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Side entry is added for a potential future development, the basement ceilings are upgraded to 9'. Upgraded Spindle railing on the stairs and upper hall creates an open feel from main floor to upper level. Built with a 4-piece ensuite with upgraded walk-in shower and dual sinks. Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. 50" Linear Ortech LED electric fireplace. All LED disc lights were upgraded to 5000k white light. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient.

Built in 2025

### Essential Information

MLS® # E4447217

Price \$577,395



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,047
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2908 65 Street
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z3

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	18
Zoning	Zone 53

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Listing information last updated on July 29th, 2025 at 3:33pm MDT