

## \$399,500 - 13612 64 Street, Edmonton

MLS® #E4426539

**\$399,500**

4 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Exceptional family home in Belvedere with 22x24 Garage and Room for the RV !! Pride of ownership beams both outside and inside of this fully developed 3+1 Bedroom Bungalow. Gleaming Hardwood floors in front living room with large upgraded picture window. Country Style Kitchen with OAK cabinetry and plenty of counter space for the chef of the family. All major appliances included (5 in total ) Three Bedrooms on main floor with full bath. Lower level features a second bathroom - 4th Bedroom ( window may not be to current code) - Den Area and large family room for the entire family to enjoy. Fenced yard with concrete patio - double garage off back lane and room for the RV too !! Upgraded Vinyl windows - Upgraded exterior insulation under the vinyl siding - Central AC -

Built in 1964

### Essential Information

MLS® #	E4426539
Price	\$399,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13612 64 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0Y9

### **Amenities**

Amenities	Air Conditioner, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, 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	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	23
Zoning	Zone 02

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Listing information last updated on April 11th, 2025 at 10:32pm MDT