

## \$309,900 - 13128 64 Street, Edmonton

MLS® #E4452216

**\$309,900**

3 Bedroom, 2.00 Bathroom, 761 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Charming and well-maintained 760 sq ft bungalow with fantastic versatility! Featuring 2 bedrooms on the main floor and 1 in the basement, this home offers 2 full 4-piece bathrooms and a handy second kitchen downstairs with a rear entrance perfect for extended family or guests. The bright main floor boasts a cozy living area and functional layout, while the basement provides extra living space. Enjoy the spacious backyard, beautiful wood deck, ideal for summer gatherings, plus an oversized double detached garage with room for vehicles, tools, and toys. A true gem with plenty of possibilities!

Built in 1952

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452216               |
| Price          | \$309,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13128 64 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6B7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| 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 Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 02          |

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