# \$579,888 - 2608 65 Street, Edmonton

MLS® #E4421216

## \$579,888

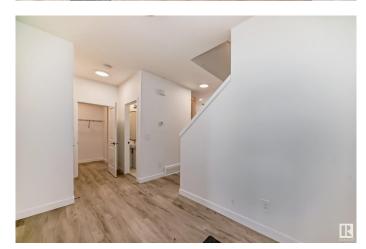
3 Bedroom, 2.50 Bathroom, 1,886 sqft Single Family on 0.00 Acres

Mattson, Edmonton, AB

Experience luxury and tranquility in this stunning home featuring a double attached garage and side entrance in the up and coming community of Mattson. Step into a welcoming fover leading to a mudroom, 2pc bath, and connects to mudroom. The open-concept main floor is designed for effortless living, with a serene kitchen showcasing 3M quartz countertops, full tiled backsplash, gas line to stove, water line to fridge and a walk-through pantry for ultimate convenience. Upstairs, unwind in the spacious central bonus room, perfect to connect as a family. The owner's suite is complete with a walk-in closet and a 5pc ensuite with double sinks. Two additional bedrooms, a 4pc bath, dedicated office and a laundry room made with the whole family in mind. Basement rough-ins ready for future development, this home is built for growth. \$3,000 appliance allowance and rough grading included. Don't miss this incredible opportunity. Under construction, tentative completion July. Photos of previous build.







Built in 2024

## **Essential Information**

MLS® # E4421216 Price \$579,888 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,886

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2608 65 Street

Area Edmonton
Subdivision Mattson
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3G5

#### **Amenities**

Amenities Ceiling 9 ft., See Remarks
Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 12th, 2025

Days on Market 87

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 7:32am MDT