# \$359,900 - 13415 67 Street, Edmonton

MLS® #E4444561

### \$359.900

3 Bedroom, 2.00 Bathroom, 1,012 sqft Single Family on 0.00 Acres

Delwood, Edmonton, AB

IMMEDIATE POSSESSION! This solid 3 BED, 2 FULL BATH home in DELWOOD has a DOUBLE DETACHED HEATED GARAGE with 220V and beautiful yard fully enclosed with CHAIN LINK FENCE. Lots of light in this WEST FACING home, with most of the WINDOWS UPGRADED to vinyl. Newer VINYL PLANK throughout the main floor. Down the hall: 3 good sized bedrooms - all with ceiling fans - storage, and a 3pc BATH (tub). SOLID OAK CABINETS in the U-shaped kitchen with RO DRINKING WATER and plenty of room for a dining table. A SIDE ENTRANCE leads directly to the spacious VINTAGE BASEMENT. A full bath with TILE SHOWER, bar, storage room, additional hobby room and mechanical/laundry room with NEWER SAMSUNG WASHER + DRYER. The backyard has a level STONE PATIO, FIREPIT, GARDEN, SHED and MAINTENANCE-FREE DECK with ALUMINUM RAILING and NG BBQ hookup. CONCRETE SIDEWALKS around the entire house to the back alley with DOUBLE PARKING PAD and ADDITIONAL PARKING in the yard. SHINGLES ~2015, ONE KEY for ALL DOORS, CENTRAL VAC, great neighborhood!







Built in 1964

#### **Essential Information**

MLS® # E4444561 Price \$359,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,012
Acres 0.00
Year Built 1964

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active

# **Community Information**

Address 13415 67 Street

Area Edmonton
Subdivision Delwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5C 0C6

#### **Amenities**

Amenities Off Street Parking, Bar, Deck, Fire Pit, Hot Water Natural Gas, No

Animal Home, No Smoking Home, Patio, Secured Parking, Vinyl

Windows, Natural Gas BBQ Hookup

Parking Spaces 5

Parking Double Garage Detached, Heated

## Interior

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator,

Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window

Coverings, See Remarks, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 26th, 2025

Days on Market 56

Zoning Zone 02

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