

## \$470,000 - 1817 65 Street, Edmonton

MLS® #E4463594

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,327 sqft

Single Family on 0.00 Acres

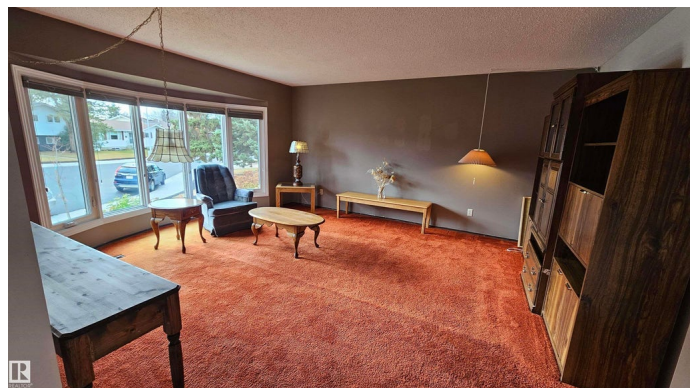
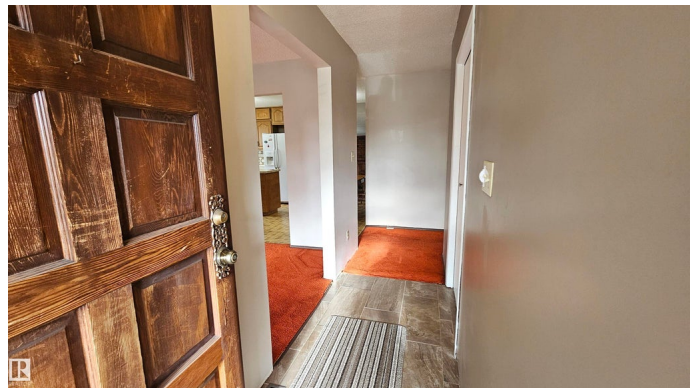
Meyokumin, Edmonton, AB

Spacious Bungalow Living with a Massive Yard! Welcome to this incredible home, boasting abundant living space inside and out. The main floor features an awesome kitchen/dining area, with the dining room anchored by a charming brick wood-burning fireplace. You'll find 3 cozy bedrooms and a 4pc main bathroom, plus a 2pc ensuite in the primary bedroom. Vinyl windows offer modern efficiency. The fully developed basement offers a highly functional layout with two extra rooms, a 3pc bathroom, a dedicated office space, a comfortable den with a wet bar, and plenty of storage including a cold storage room and laundry room. Outside, the massive yard is a gardener's dream, featuring established garden beds, two garden sheds, and garden boxes. There's also room for RV parking! Car enthusiasts and hobbyists will love the oversized 36'x24' double detached garage which includes a dedicated workshop space in front!

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463594  |
| Price     | \$470,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,327                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1817 65 Street |
| Area        | Edmonton       |
| Subdivision | Meyokumin      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1N1        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Bar, Closet Organizers, Deck, Dog Run-Fenced In, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                                           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Brass Surround, Brick Facing                                                       |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished                                                           |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 29            |

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Listing information last updated on October 28th, 2025 at 5:17pm MDT