

## \$569,900 - 2803 64 Street, Edmonton

MLS® #E4430787

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Backyard lovers - this house is built on a pie-shaped lot! The entire house was widened by 2 ft and the great room was lengthened. Built with a main floor bedroom and a full bathroom with a walk-in shower. Comes with a spacious living room, dinette, and central kitchen with a corner pantry, and 41" soft close upper cabinets and a chimney hood fan. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Lorex Video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Side entry is added for potential future development; The basement ceilings are upgraded to 9'. Spindle railing on the main floor was added to create a modern look. Cozy up by the 50" electric hot and cold fireplace in the living room. Built with a 5-piece ensuite with upgraded walk-in shower, dual sinks and a soaker tub! Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer.

Built in 2025

### Essential Information

MLS® #	E4430787
Price	\$569,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,919
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2803 64 Street
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	5
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 April 19th, 2025 at 9:32am MDT