

## \$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          |

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Listing information last updated on April 19th, 2025 at 9:02pm MDT