

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$494,888 - 2917 65 Street, Edmonton

MLS® #E4420345

**\$494,888**

3 Bedroom, 2.50 Bathroom, 1,394 sqft  
Single Family on 0.00 Acres

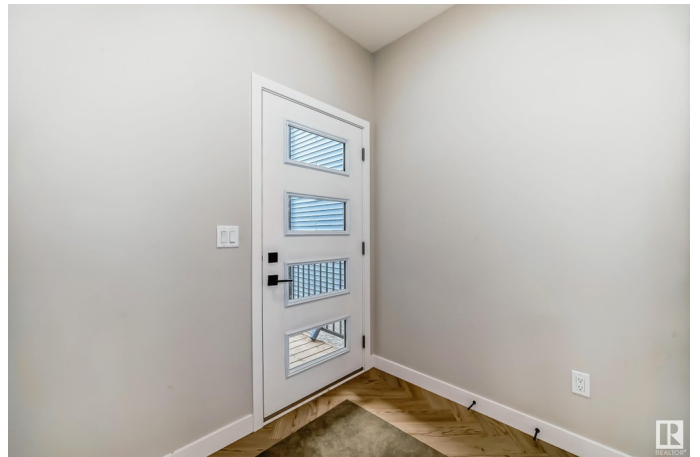
Mattson, Edmonton, AB

This stunning half-duplex home in the emerging community of Mattson. Experience open-concept living in this modern home with an attached 2-car garage. The main floor features 9' ceilings, a mudroom, pantry, and half bath for convenience. The kitchen includes 42" cabinets, a water line for the fridge, a gas line to the stove, and \$3,000 toward appliances, all highlighted by elegant stone countertops. Upstairs offers a laundry area, full bath, and three spacious bedrooms. The master suite includes a walk-in closet and luxurious 4-piece ensuite. With a side entry and legal suite rough-ins for future development. Estimated completion in July. Front and back landscaping included. Photos of previous build, interior colors are represented. VT of previous build, interior colors not represented.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420345  |
| Price          | \$494,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,394     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2917 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 3G4        |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 37                 |

## Zoning

## Zone 53

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Listing information last updated on March 14th, 2025 at 12:32pm MDT