

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

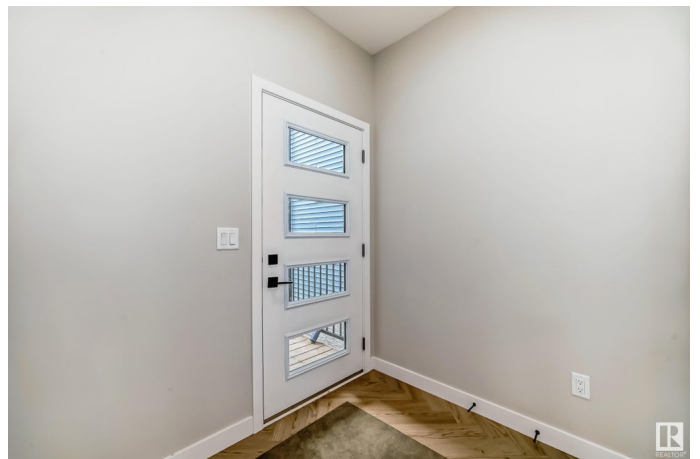
Mattson, Edmonton, AB

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

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 March 14th, 2025 at 4:02am MDT