

## \$250,000 - 11438 65 Street, Edmonton

MLS® #E4455914

**\$250,000**

2 Bedroom, 1.00 Bathroom, 643 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

A whole house, plus a yard for the same price as an apartment?! Yes please. First time buyer or investor, you're sure to see the value! With 2 spacious bedrooms upstairs, a 4-piece bath, natural light galore, and a double detached garage/shop set up with electrical and gas line, this cozy space is the perfect investment. The living room is bright and inviting, offering plenty of space for relaxing or entertaining and has hardwood hiding under the carpet, waiting to be discovered! Outside, enjoy a south west facing, fenced back yard with back lane access and a location that truly sets this home apart. Major updates include hot water tank, PEX plumbing, and 100amp electrical service. Imagine morning walks through the nearby river valley trails, afternoons at Kinnaird Park or Highlands Golf Club, and summer evenings getting ice cream at Kind, or happy hour at Bodega. Close by schools, playgrounds, public transit, and all the amenities you need, this bungalow is a rare find and an incredible opportunity.

Built in 1940

### Essential Information

MLS® # E4455914

Price \$250,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 643                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11438 65 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4K8              |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Front Porch, Hot Water Natural Gas, No Animal Home, See Remarks |
| Parking   | Double Garage Detached                                                             |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Highlands School     |
| Middle     | Highlands School     |
| High       | Eastglen High School |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 20                  |
| Zoning         | Zone 09             |

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Listing information last updated on September 23rd, 2025 at 8:02pm MDT