

## \$524,900 - 2803 64 Street, Edmonton

MLS® #E4430787

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Attn backyard lovers - this house is built on a pie-shaped lot! House was widened by 2ft and great room was lengthened. Built with a main floor b/r and a full bathh with a walk-in shower. Comes with a spacious living room, dinette, central kitchen w/ a corner pantry, and 41" soft close upper cabinets/drawers 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 a future development. Basement ceilings are upgraded to 9'. Spindle railing on the main floor added to create modern look. Cozy up by the 50â€• electric hot and cold fireplace in the living room. Built with a 5-piece ensuite w/ walk-in shower, dual sinks and a soaker tub! Double compartment SS under mount kitchen sink, w/ chrome faucet with pull down sprayer. Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, etc.

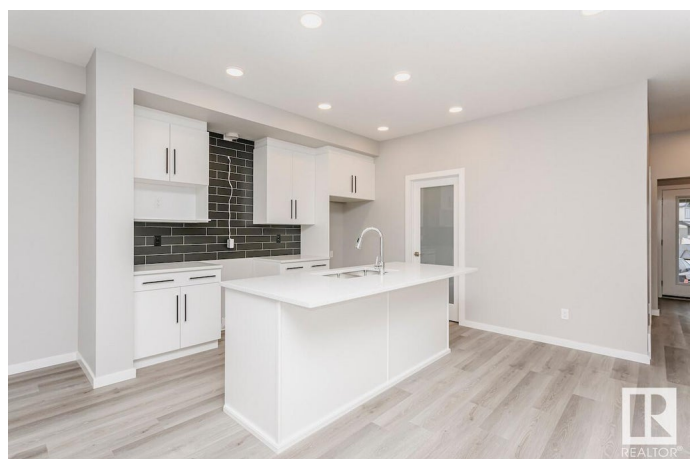
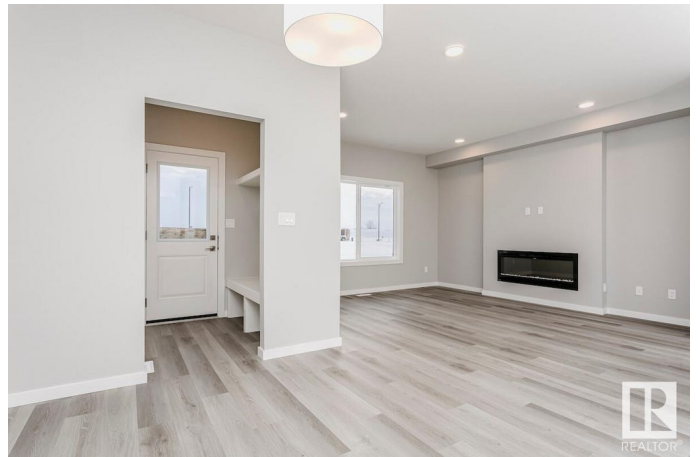
Built in 2025

### Essential Information

MLS® # E4430787

Price \$524,900

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	None
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	59
Zoning	Zone 53

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Listing information last updated on June 12th, 2025 at 12:17am MDT