

## \$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	3
Zoning	Zone 09

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