

\$489,900 - 2913 65 Street, Edmonton

MLS® #E4424218

\$489,900

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

SEPARATE SIDE ENTRANCE & LANDSCAPING INCLUDED! Welcome home to the "Cooper" in Perch at Mattson by multi-award-winning builder, Rohit. This gorgeous 2-storey half-duplex features the timeless "Neoclassical Revival" designer-package. The open-concept main floor is ideal for entertaining, offering a stylish kitchen with sleek cabinetry and an island, a spacious dining area, and a cozy living room. A convenient half bathroom and rear entry complete this level. Upstairs, you'll find a luxurious primary bedroom with an ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and laundry for ultimate convenience. The double garage provides ample parking and storage. The basement comes with rough-ins for a legal suite. Located in a vibrant community with nearby amenities, parks, and schools, this stunning home offers the perfect blend of style, comfort, and functionality! **

**PROPERTY UNDER CONSTRUCTION,
PHOTOS OF A DIFFERENT PROPERTY
WITH SAME INTERIOR COLOUR PACKAGE.**

**



Built in 2025

Essential Information

MLS® #

E4424218

| | |
|----------------|---------------|
| Price | \$489,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,386 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2913 65 Street |
| Area | Edmonton |
| Subdivision | Mattson |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1A3 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

| | |
|--------------|--------------------|
| | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 45 |
| Zoning | Zone 53 |
| HOA Fees | 0.01 |
| HOA Fees Freq. | Monthly |

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Listing information last updated on April 19th, 2025 at 2:32pm MDT