

**\$499,888 - 2911 65 Street, Edmonton**

MLS® #E4431336

**\$499,888**

3 Bedroom, 2.50 Bathroom, 1,386 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 early Sept. Front and back landscaping included. Photos from a previous build & may differ; interior colors are not represented, upgrades may vary, no appliances included. VT of previous build, interior colors represented.

Built in 2025

**Essential Information**

MLS® #	E4431336
Price	\$499,888
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	2911 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	April 17th, 2025
-------------	------------------

Days on Market 60

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 June 16th, 2025 at 8:32am MDT