

## \$469,000 - 1216 65 Street, Edmonton

MLS® #E4435571

**\$469,000**

5 Bedroom, 2.50 Bathroom, 1,256 sqft  
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to this beautifully updated 1,256 Sq/ft with 5-bedroom, 2.5-bath bungalow, freshly painted with new flooring and full of natural light ready for its new owner. Upstairs features 3 comfortable bedrooms, including a 2-piece ensuite in the primary room. Downstairs, you'll find 2 spacious bedrooms, a full bath, and an extra storage room, plenty of space for everyone in the family! Sitting on a massive 8,484 sq ft lot with no rear neighbors, this home backs onto open space and offers privacy, peace, and room to grow. The bright layout, skylight in the bathroom, and separate back entry add charm and flexibility. The oversized heated garage is perfect for your projects, and the huge backyard includes a garden, playhouse, and compost post. The roof is only a few years old and new full bath in the basement for your convenience - just move in and enjoy!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435571  |
| Price      | \$469,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,256                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1216 65 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2E7        |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Tub, No Animal Home, No Smoking Home, Patio, Recreation Room/Centre, Skylight, Storage-In-Suite |
| Parking   | Double Garage Detached, Over Sized                                                                                     |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Stone Facing                                                                                                                                 |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Partial, Partially Finished                                                                                                                  |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                   |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Sakaw Elementary School |
|------------|-------------------------|

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 29       |

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Listing information last updated on June 17th, 2025 at 4:47am MDT