

## **\$359,900 - 13415 67 Street, Edmonton**

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MLS® #E4444561

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

**IMMEDIATE POSSESSION!** This solid 3 BED, 2 FULL BATH home in DELWOOD has a DOUBLE DETACHED HEATED GARAGE with 220V and beautiful yard fully enclosed with CHAIN LINK FENCE. Lots of light in this WEST FACING home, with most of the WINDOWS UPGRADED to vinyl. Newer VINYL PLANK throughout the main floor. Down the hall: 3 good sized bedrooms - all with ceiling fans - storage, and a 3pc BATH (tub). SOLID OAK CABINETS in the U-shaped kitchen with RO DRINKING WATER and plenty of room for a dining table. A SIDE ENTRANCE leads directly to the spacious VINTAGE BASEMENT. A full bath with TILE SHOWER, bar, storage room, additional hobby room and mechanical/laundry room with NEWER SAMSUNG WASHER + DRYER. The backyard has a level STONE PATIO, FIREPIT, GARDEN, SHED and MAINTENANCE-FREE DECK with ALUMINUM RAILING and NG BBQ hookup. CONCRETE SIDEWALKS around the entire house to the back alley with DOUBLE PARKING PAD and ADDITIONAL PARKING in the yard. SHINGLES ~2015, ONE KEY for ALL DOORS, CENTRAL VAC, great neighborhood!

Built in 1964

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4444561               |
| Price          | \$359,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13415 67 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0C6         |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Bar, Deck, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Secured Parking, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 5                                                                                                                                                              |
| Parking        | Double Garage Detached, Heated                                                                                                                                 |

### Interior

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories      | 2                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stucco, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 02         |

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Listing information last updated on August 17th, 2025 at 10:02am MDT