

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

## \$579,888 - 2608 65 Street, Edmonton

MLS® #E4421216

**\$579,888**

3 Bedroom, 2.50 Bathroom, 1,886 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Experience luxury and tranquility in this stunning home featuring a double attached garage and side entrance in the up and coming community of Mattson. Step into a welcoming foyer leading to a mudroom, 2pc bath, and connects to mudroom. The open-concept main floor is designed for effortless living, with a serene kitchen showcasing 3M quartz countertops, full tiled backsplash, gas line to stove, water line to fridge and a walk-through pantry for ultimate convenience. Upstairs, unwind in the spacious central bonus room, perfect to connect as a family. The owner's suite is complete with a walk-in closet and a 5pc ensuite with double sinks. Two additional bedrooms, a 4pc bath, dedicated office and a laundry room made with the whole family in mind. Basement rough-ins ready for future development, this home is built for growth. \$3,000 appliance allowance and rough grading included. Don't miss this incredible opportunity. Under construction, tentative completion June. Photos of previous build.

Built in 2024

### Essential Information

MLS® # E4421216

Price \$579,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,886                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2608 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 3G5        |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 12th, 2025

Days on Market      30

Zoning                 Zone 53

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Listing information last updated on March 14th, 2025 at 4:02am MDT