

Courtesy Of Fadi Georgi Of MaxWell Polaris

## \$489,888 - 2909 65 Street, Edmonton

MLS® #E4447588

**\$489,888**

3 Bedroom, 2.50 Bathroom, 1,397 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 dual toned stone countertops. Upstairs offers a laundry area, full bath, and three spacious bedrooms. The primary 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 November. 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® #	E4447588
Price	\$489,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,397
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2909 65 Street
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3J7

### **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, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 14th, 2025
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Days on Market 3

Zoning Zone 53

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Listing information last updated on July 16th, 2025 at 10:17pm MDT