

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 July. 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                77

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 April 30th, 2025 at 5:17pm MDT