

## \$489,900 - 2913 65 Street, Edmonton

MLS® #E4424218

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

**SEPARATE SIDE ENTRANCE & LANDSCAPING INCLUDED!** Welcome home to the "Cooper" in Perch at Mattson by multi-award-winning builder, Rohit. This gorgeous 2-storey half-duplex features the timeless "Neoclassical Revival" designer-package. The open-concept main floor is ideal for entertaining, offering a stylish kitchen with sleek cabinetry and an island, a spacious dining area, and a cozy living room. A convenient half bathroom and rear entry complete this level. Upstairs, you'll find a luxurious primary bedroom with an ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and laundry for ultimate convenience. The double garage provides ample parking and storage. The basement comes with rough-ins for a legal suite. Located in a vibrant community with nearby amenities, parks, and schools, this stunning home offers the perfect blend of style, comfort, and functionality! \*\*

**PROPERTY UNDER CONSTRUCTION,  
PHOTOS OF A DIFFERENT PROPERTY  
WITH SAME INTERIOR COLOUR PACKAGE.**

\*\*



Built in 2025

### Essential Information

MLS® #

E4424218

Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2913 65 Street
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	45
Zoning	Zone 53
HOA Fees	0.01
HOA Fees Freq.	Monthly

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 19th, 2025 at 6:47am MDT