

## **\$375,000 - 13415 67 Street, Edmonton**

MLS® #E4444561

**\$375,000**

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	\$375,000
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	23
Zoning	Zone 02

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Listing information last updated on July 19th, 2025 at 4:17am MDT