

## \$445,000 - 1240 65 St, Edmonton

MLS® #E4441429

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

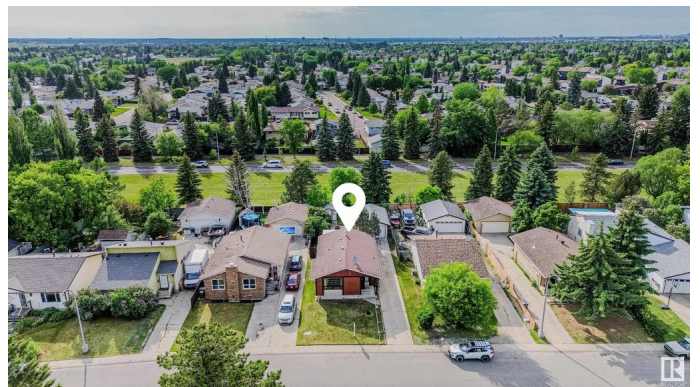
Step into this charming updated bungalow. The main floor features a bright, open living space with brand new flooring and fresh paint throughout, creating a clean and contemporary feel. The updated main bathroom offers a stylish touch, while the kitchen is equipped with nearly new, gently used sink and appliances – blending convenience with everyday comfort. Downstairs, the fully finished basement provides even more versatile living space, complete with a comfortable bedroom, full bathroom, and a cozy living area – ideal for extended family, guests, or a private home office. Outside, enjoy the practicality of an oversized garage, two storage sheds, and a long driveway that fits up to five vehicles – perfect for growing families or hosting visitors. Located in the peaceful, developed and family-friendly community of Sakaw on Edmonton's south side, this updated, well-maintained, and move-in ready home is waiting for the next family to create lasting memories in a place they'll truly call home.

Built in 1980

### Essential Information

MLS® # E4441429

Price \$445,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 1240 65 St |
| Area        | Edmonton   |
| Subdivision | Sakaw      |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6L 2E7    |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Fire Pit, Hot Tub, Parking-Extra, See Remarks |
| Parking   | Over Sized, Single Garage Detached                                                       |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 29         |

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Listing information last updated on June 16th, 2025 at 3:32pm MDT