

## **\$374,300 - 14408 65 Street, Edmonton**

MLS® #E4452055

### **\$374,300**

3 Bedroom, 2.00 Bathroom, 1,127 sqft  
Single Family on 0.00 Acres

McLeod, Edmonton, AB

McLeod Bungalow on a LARGE lot! Inside is BRIGHT & welcoming w/ a ton of UPGRADES; MOVE IN READY! LUXURY vinyl plank flooring, HARDWOOD & comfy NEW BROADLOOM that adorn the floors. A tasteful palette is MODERN w/ NEW PAINT throughout the main floor. 3 bedrooms are FAMILY FRIENDLY w/ a 4 piece bath to relax in at days end. Cook in the freshly painted, U-SHAPED KITCHEN; eat in the FORMAL DINING room it opens onto the sizeable living room, perfect for entertaining! Basement is FULLY FINISHED w/ a large rec room, perfect for movie or game nights, a corner FIREPLACE keeps you cozy in winter. Have a HOME OFFICE in the ample den. The 3 piece bath is convenient for guests & family alike. A utility room you'll love is refurbished, has lots of storage & a LAUNDRY AREA as well. Upgrades include Shingles in 2014 on House, H2O Tank 2010, High Efficiency Furnace 2016 & some of the Windows in 2021. Play in the FULLY FENCED yard nestled in w/ MATURE TREES & park in the single detached GARAGE. See it today!

Built in 1967

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4452055  |
| Price  | \$374,300 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,127                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14408 65 Street |
| Area        | Edmonton        |
| Subdivision | Mcleod          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 2C7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes                                         |
| Fireplaces   | Tile Surround                               |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Mcleod School  |
| Middle     | Steele Heights |
| High       | M.E. LaZerte   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 02          |

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Listing information last updated on August 18th, 2025 at 7:47am MDT