

Courtesy Of Jeff D Jackson Of Bode

## \$644,900 - 2736 65 Street, Edmonton

MLS® #E4418651

**\$644,900**

4 Bedroom, 3.00 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

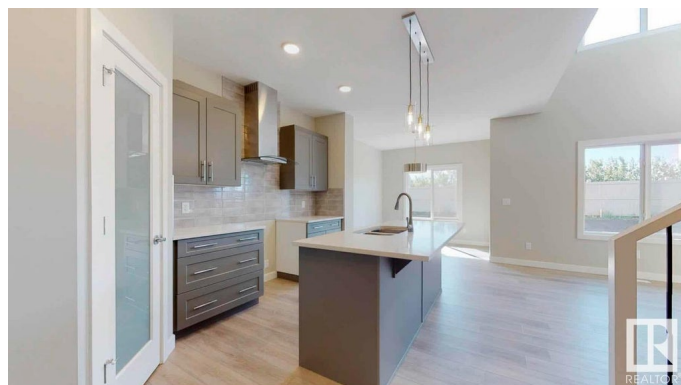
Discover The Paxton by San Rufo Homes â€” a masterpiece of modern design that seamlessly blends style, functionality, & comfort. This stunning 4-bedroom, 3-bathroom home offers an ideal layout for families & professionals alike, featuring a convenient side entrance & a versatile main-floor 4th bedroom that can serve as a guest bedroom, office, or playroom. The heart of the home is a breathtaking great room with an open-to-above design & a cozy fireplace, perfect for both entertaining & quiet evenings. The spacious kitchen, anchored by a large island, is a chefâ€™s dream & a central hub for gatherings. Upstairs, a bonus room provides a flexible space for relaxation or recreation, while the practical upstairs laundry simplifies everyday living. Retreat to the spa-like ensuite with dual sinks, a luxurious drop-in tub, & a separate shower for a touch of indulgence. The Paxton elevates every moment, offering a home where style meets purpose & comfort is always in abundance. Photos representative.

Built in 2025

### Essential Information

MLS® # E4418651

Price \$644,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,852                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2736 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1A3        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                       |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 90                 |
| 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 20th, 2025 at 10:32am MDT