

## \$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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