

\$434,900 - 13527 67 Street, Edmonton

MLS® #E4435252

\$434,900

5 Bedroom, 3.00 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Exceptional Investment Opportunity!

Renovated 3-Bedroom Main Floor with Legal 2-Bedroom Suite. This beautifully renovated home offers incredible potential! The main floor features 3 spacious bedrooms and 2 full bathrooms, including a full ensuite in the master bedroom for added luxury. Separate laundry on both levels adds convenience, making this home ideal for multi-generational living or rental income. The legal 2-bedroom secondary suite offers privacy and comfort, complete with its own kitchen, bathroom, and laundry, perfect for generating additional income or accommodating guests. Located in a walkable community, this home is just a short distance from Londonderry Mall, local schools, parks, and all the amenities you need. The property also includes a double detached garage, providing ample parking or extra storage space. Whether you're looking for a home with rental income potential or a spacious family home, this property offers versatility and convenience in a prime location.

Built in 1967

Essential Information

MLS® # E4435252

Price \$434,900

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,235 |
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13527 67 Street |
| Area | Edmonton |
| Subdivision | Delwood |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 0C6 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 02 |

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