

# **\$1,350,000 - 12803 65 Street, Edmonton**

MLS® #E4448060

**\$1,350,000**

9 Bedroom, 7.00 Bathroom, 4,822 sqft

Single Family on 0.00 Acres

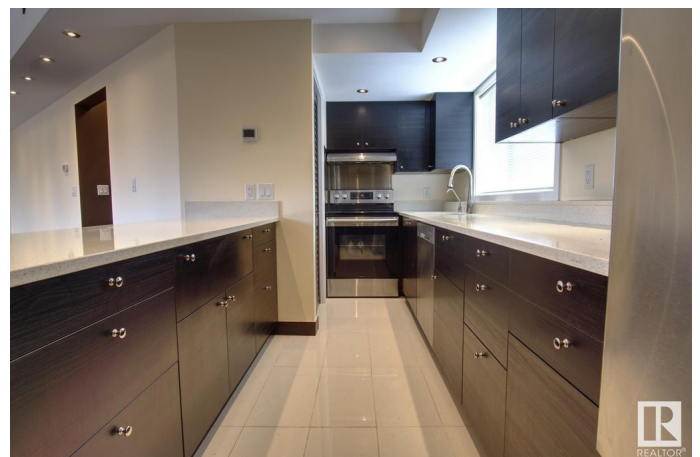
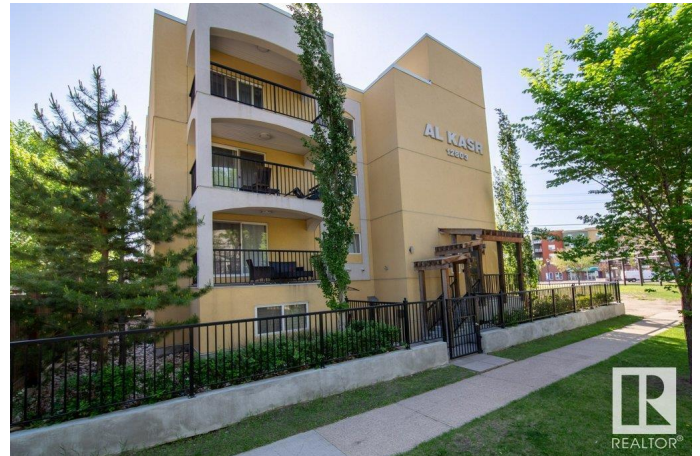
Belvedere, Edmonton, AB

Modern, top quality build-four suites fully tenanted! Above ground, heated parking is one of the many surprises! On 2nd, 3rd & 4th flr, each unit has 3 bedrooms, 1-3 pce bth & 1-4 pce bth, storage room, 2nd entry/exit and expansive balcony. The Pent House has roof access which could easily become a full terrace. All suites feature Corian countertops, SS appliances, DW and Laundry. Real hardwood floors, marble inlays, pocelain tiling adorn each home creating a high end, luxury feel. Very appealing as all floorplates are 1300 sq. ft+ with the exception of the main floor bachelor. The building is secured with 13 cameras, video intercom, smarthome controls and a keyfob system. The structural and mechanical systems are more than standard - hot water boilers(x2)baseboard heating and heated concrete pad in the parking area. Priced below today's construction costs and totally occupied - act quickly!

Built in 2018

## **Essential Information**

MLS® #	E4448060
Price	\$1,350,000
Bedrooms	9
Bathrooms	7.00
Full Baths	7



Square Footage	4,822
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	4PLEX
Style	3 Storey
Status	Active

### Community Information

Address	12803 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1L4

### Amenities

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Parking-Extra, Secured Parking, Security Door, Storage-In-Suite
Parking	Heated, Quad or More Attached

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        57  
Zoning                    Zone 02

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