

## \$350,000 - 3135 67 Street, Edmonton

MLS® #E4437758

**\$350,000**

5 Bedroom, 2.50 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

This bi-Level in Kameyosek is fully refreshed! There have been thousands spent on recent improvements. Visit the REALTOR®'s website for more details. It starts with good bones. 3 bedrooms up, 2 bedrooms down & 2 full bathrooms plus an ensuite bathroom for the primary bedroom. Bi-levels are known for bright floor-plans, even in the basement which makes them a choice option for secondary suites so the separate entrance is a benefit. The updated mechanical will put your mind at ease about upcoming maintenance with a new water heater (2025), new kitchen appliances (2025), a new furnace (2022), & a new sewer line liner with a 25 year warranty (2025). There's fresh paint, new carpet throughout, the double garage is oversized, there's only one direct neighbour plus the lot is double-sized at over 1,000m<sup>2</sup>. From this location, transit is easily accessible but with shopping, restaurants, schools, & parks nearby who needs to leave? This move-in ready, family-sized property will have you BBQ ready this summer.

Built in 1974

### Essential Information

MLS® # E4437758

Price \$350,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,215                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3135 67 Street |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1M1        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 6  |
| Parking        | Double Garage Detached                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Kameyosek School K-6       |
| Middle     | Kate Chegwin School 7-9    |
| High       | J. Percy Page School 10-12 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 29        |

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Listing information last updated on May 23rd, 2025 at 8:47am MDT