

## \$399,900 - 1240 65 St, Edmonton

MLS® #E4448267

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Step into this charming updated bungalow on a generous 5,892 sq ft lot. The main floor features a bright, open living space with brand new vinyl flooring & fresh paint, creating a clean, modern feel. The updated main bathroom adds style, while the kitchen includes nearly new, gently used sink & appliances—blending convenience with everyday comfort. The fully finished basement offers a bedroom, full bath & cozy living area—ideal for guests, family or a private office. Outside, enjoy an oversized garage, two storage sheds & a long driveway that fits up to five vehicles. The large lot offers space to relax, entertain or expand. Enjoy summer barbecues, a future garden, or a play area for kids & pets. Located in the peaceful, developed & family-friendly community of Sakaw on Edmonton's south side, this move-in ready home is perfect for making lasting memories. Close to bus stops, schools, parks, shopping & churches—everything you need is just minutes away!

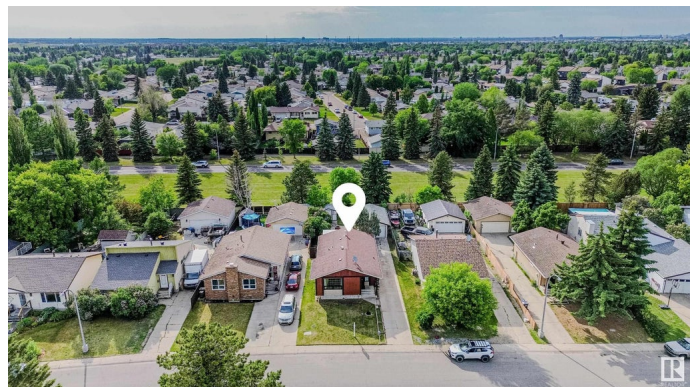
Built in 1980

### Essential Information

MLS® # E4448267

Price \$399,900

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 |
| 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                July 17th, 2025  
Days on Market        16  
Zoning                    Zone 29

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