

Courtesy Of David Lofthaug Of Bode

## \$968,800 - 10804 65 Street, Edmonton

MLS® #E4459524

**\$968,800**

3 Bedroom, 1.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Beautifully renovated from top to bottom, this rare split-level home offers 3 bedrooms and 1.5 bathrooms, blending the charm of its original design with modern upgrades throughout. The home features spray foam insulation, updated HVAC with central air, upgraded electrical, triple-pane windows, new siding, a new roof, and more. Inside, the property showcases panel-front appliances including an oversized refrigerator, dual-drawer dishwasher, and double ovens. Vaulted ceilings and oversized windows provide abundant natural light, complemented by 8-foot interior doors. Additional features include a sauna, a custom rainfall shower, and a round Japanese soaking tub. The oversized, heated single garage is fully finished with epoxy flooring, and a modern shed complements the expansive yard, offering flexible space for a workshop or seasonal storage. Situated on a sweeping corner lot with lane access, this home is across from parks and trails, and just steps from the river valley.

Built in 1957

### Essential Information

MLS® # E4459524

Price \$968,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10804 65 Street |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 2P5         |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Sauna; Swirlpool; Steam                                  |
| Parking Spaces | 4                                                        |
| Parking        | 2 Outdoor Stalls, Single Carport, Single Garage Attached |

### Interior

|              |                                                                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Electric, Natural Gas                                                                                                                                    |
| Fireplace    | Yes                                                                                                                                                                    |
| Fireplaces   | Insert                                                                                                                                                                 |
| Stories      | 4                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                         |

### Exterior

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

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 19              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 9th, 2025 at 9:17pm MDT