



Edmonton

Highlands (Edmonton)

LP: \$850,000

11118 65 ST NW

T5W 4K1

SP:

M

Listing ID # E4447069

Building Type Detached Single Family

Style 2 Storey

Year Built 1910

Full Baths 2

Half Baths 1

Total Baths 2.1

Tot Flr AG SqFt 1,808.57

Sold Date

Bedrooms Above 3

Bedrooms Total 3

Basement Full

Basement Dev Fully Finished

Tot Flr AG SqM 168.02

ACTIVE

URL-Virtual Tour URL-Brochure

This Highlands home was professionally renovated to the studs in 2004 retaining its historical integrity while providing every modern convenience including new plumbing, electrical, and most windows. The charming front veranda leads to the spacious foyer with gorgeous original wood doors. The living and dining rooms have all the charm of years gone by while the kitchen and bathrooms are bright and modern. You'll fall in love with the cozy den, overlooking the back deck, and there's a spacious bonus room upstairs ideal for an artist's studio, yoga room or home office. Upstairs you'll find 3 spacious upstairs bedrooms including the primary with private ensuite bath, plus another full bath. The basement is finished as well with an inviting family room. There's a single attached garage as well as a new oversized double garage (2010)with room for 2 cars to park and storage for a 3rd. Designed with future loft development in mind, the options are endless! All this on a picturesque street just off Ada Boulevard!

Directions

Living Room	4.23x4.03	M	Bedroom 3	3.41x3.16	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.11x3.43	M	Bedroom 4			1	3	U	Yes	Main	90.68	976.08
Kitchen	5.77x3.85	M	Utility Room	6.86x4.05	B	2	4	U	No	Upper	77.33	832.38
Family Room	6.65x5.89	B	Laundry Room		U	3	2	M	No	Above Grd		
Den	3.05x2.13	M				4				Lower		
Bonus Room	5.54x2.96	U				5				Below Grd		
Primary Bedrm	4.50x3.62	U				6				Tot Flr AG	168.02	1,808.57
Bedroom 2	3.45x3.41	U				7				# Finished	3	

Heat Source Natural Gas

Heat Type Forced Air-1

Foundation Brick

Roof Type Asphalt Shingles

Exterior Wood Shingle

Flooring Carpet, Ceramic Tile, Hardwood

Features Deck, Front Porch, No Smoking Home, Vinyl Windows, See Remarks

Construction Wood Frame

Basement Full / Fully Finished

Separate Ent

2nd Suite No

Garage Suite

Garden Suite

Lot Shape Rectangular

Lot Size SqM 532.22

Zoning

Tax Amount \$5,249.66 / 2024

Conform Type Real Property Report With Compliance

Conform Year 2025

Goods Incl Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer

Goods Excl

Permit By Seller
Permit
Permit
Front Exposure Northeast
F x D (m) 14.20 x 37.50

Warranty

Fireplace Yes

FP Fuel Gas

FP Type Mantel

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Back Lane, Landscaped, Park/Reserve, Public Transportation, Schools, Treed Lot, See Remarks

Parking Double Garage Detached, Over Sized, Single Garage Attached

Road Access Paved	Park Encl/Tot 3 / 4	Garage Dim 8.43mx
Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	