

SPECIAL FEATURES AND UPDATES

11118 – 65 STREET IN HIGHLANDS

Highlands is a one of Edmonton's most historic neighborhoods, sitting high above the North Saskatchewan River valley in northeast Edmonton. This family-friendly neighborhood is rich in character and only a 10-minute drive to downtown. One of the prettiest houses in Highlands, this historical house was originally the home of **Alex Ross**, a clerk at the District Courthouse. Meticulously restored by a professional contractor for his own family, this distinctive home provides a conveniently modern interior while retaining its charming historical exterior and is now ready to welcome new owners.

***"This was my family home for 21 years. I loved raising my girls here,
and I hope the next owners love it just as much."***

Bjorn Hanson, owner

-

A one-of-a-kind historic house completely restored to preserve its historical charm and renovated to include all modern conveniences such as updated plumbing, electrical systems, and energy-efficient windows while surpassing all current safety standards is a rare gem. Interior of the house was stripped to the studs Great location near to schools, parks, golf course, river valley, swimming pool, curling rink, restaurants, ice cream shop, candy store, yoga studio.

Historic Preservation

Original cedar siding sandblasted clean and painted.

Original trim removed, labelled, saved, and reinstalled.

Original living room fireplace mantle conserved

Original clear (no knots) maple hardwood on main floor, refinished. (2024)

Original hardwood on second floor.

Original 9 feet ceilings on the main floor.

Original front exterior and interior solid wood and glass door.

Fully restored front porch, designed to match the era of the house (2010).

- Clear fir ¾ inch hardwood installed.
- New columns built to resemble rock to the ground. (2010)

Electrical:

New **wiring** installed including new panels with ground fault interrupters. (2004)

New main electrical panel in garage has a 100 Amp service to the house.

All wires run underground in PCV piping to avoid overhead wires.

Electrical panel is labeled, and no double taps.

GFI's (Ground Fault Interrupters) on circuit for kitchen, bathrooms, and outside.

Arc fault breaker for upstairs bedrooms.

Plumbing:

New plumbing installed with PEX lines for fresh water supply lines.

ABS drains and pipe for grey and black water.

Main stack replaced with ABS pipe.

New sewer line to alley. (2004)

Backflow valve installed on the main sewer line.

Water line to detached garage ready to be connected.

Back-flow valve installed on main sewer line.

Comfort and Safety:

Exterior wall insulation was improved to an R-value of 26 by thickened the wall with an extra layer of 2 x 4".

New double thick walls filled with spray-in insulation. (2004)

New heat ducts and returns installed. (2004)

Many new windows installed, triple-glazed with casement crank out.

Heated tile floor in master ensuite. (2004)

Forced air furnace recently checked by Atco.

New 30-year fiberglass composite shingles (2025)

Thermostat-controlled attic fan to remove hot air. Set to turn on if 26 Celsius or greater.

Heat registers in basement enter at floor level and air returns at ceiling height to help circulate the warm air.

Linked smoke detectors on all 3 levels of the house. If one alarm is triggered, all 3 alarms sound. (2025)

Other Improvements:

Interior lath and plaster walls all removed and replaced with drywall.

Above code, fire-grade, 5/8" drywall installed on all exterior walls and ceilings.

Original "balloon framing" interrupted by adding horizontal cross braces to reduce speed of spread in case of fire.

9-foot ceilings preserved by enclosing new heat ducts in interior walls.

Built-in wall speakers throughout with volume controls in each room.

Carpet in finished basement.

Cement in utility room in basement was freshly painted. (2024)

Main Floor:

Living and Dining Rooms

- Ceramic fireplace replaced with new, thermostat-controlled gas fireplace.
- Large east and south-facing windows, one with a built-in window seat.
- Dimmable, modern LED dining room chandelier

Den

- Inviting room with back yard view.
- Glass doors to the covered deck.
- Ideal for a home office/den, music room or playroom.

Kitchen

- Fully renovated kitchen (2023)
- Quartz countertops.
- Pot filler over stove.
- New range hood.
- New LED pot lights.
- New French door stainless-steel fridge with bottom freezer and ice maker.
- Stainless-steel sink with built-in strainer and cutting board.
- Central Island with live-edge wood top.
- Ample storage including pullout drawers.
- Drawer for garbage and recycling bins.
- Sweep duct.
- New vinyl plank tile flooring.
- Bright exposure with south, west and north facing windows.
- Glass door to back yard.

Upstairs:

Laundry room – convenient located near the bedrooms, complete with floor drain.

Primary Suite

- Hardwood flooring
- East-facing triple-glazed windows
- New window added for provide symmetry of the front exterior of the home
- Heated tile floor in ensuite.
- Barndoor with ventilation.

Second and Third Bedrooms

- South-facing dormer featuring a triple-glazed, top-hinged, casement crank-out window.
- Hardwood floors.

Bonus Room

- West-facing triple-glazed windows,
- New maple hardwood floors to match original floors.

Main Bath

- Jetted tub.
- New shower. (2024)
- Ample storage.
- Vinyl plank tile.

Basement:

Cozy family room with dimmable LED pot lights (2020)

Workshop

Garden:

Large cedar deck, designed and prewired to hold a large hot tub

Frost-free exterior taps

BBQ gas line by back door

Beautiful mature landscaping including an apple tree, ~~and~~ a columnar mountain ash, an Amur cherry, an Ohio Buckeye, Elm, Lilac, Thunderchild Crabapple, and Cranberry bush.

Playhouse:

- Wired for electricity.
- Insulated.
- Hardwood floors.
- West and north screened windows that open for ventilation
- Cedar shakes to match the house.
- On skids (moveable).

New Detached Garage: (2010)

Oversized double holds 2 vehicles with room to store a 3rd plus a workshop.

10-foot ceiling height to accommodate car lift.

Extra tall double 8 ft garage door, higher than standard to accommodate SUV with ski box.

Insulated with forced-air heater.

PEX lines for radiant floor heating system in place (not connected).

Central drain.

Constructed to support future living area on the second floor:

- Built on 3-foot concrete grade beam (2 feet underground) which sits on 24 12"x12" concrete piles.
- Plumbing for toilet. (Sewer stack).

Attached Garage:

Front drive access with driveway for extra parking

New roof (2025)

West-facing window.

New roof, new insulation, new drywall.

Shelving included.

Utilities:

Forced air furnace, natural gas. \$255 for January 2025.

Property taxes (2025) \$500 / month

Water Average Estimated at \$250/month

Electricity Average Estimated at \$250/month

Appliances:

Stainless-steel French door refrigerator with bottom freezer, Ice maker (2024).

Gas stove with convection oven.

Stainless steel dishwasher.

Convection Oven / Pizza Oven Stainless steel

LG Washer and dryer

Central Vacuum with attachments