

# \$619,900 - 2836 65 Street, Edmonton

MLS® #E4456436

## \$619,900

3 Bedroom, 3.00 Bathroom, 2,091 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Quick possession listed by the show home – available now in Mattson. The Durnin model offers 2,091 sq ft of thoughtfully designed living with 4 bedrooms and 2.5 bathrooms, ideal for growing families. The open-concept main floor is anchored by a spacious kitchen, flowing seamlessly into the dining and living areas, creating a bright and welcoming environment. Upstairs, a central bonus room adds flexible space, while the large owner’s bedroom features a 4pc ensuite. Three additional bedrooms, a full bath, and a convenient laundry area complete the upper floor. A double garage provides secure parking and storage. Located in the Mattson community in Edmonton, with parks, green spaces, and amenities nearby. Built with San Rufo Homes’ trusted craftsmanship and quality. Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456436  |
| Price          | \$619,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,091     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2836 65 Street |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Z4        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stone, Vinyl              |
| Exterior Features | Park/Reserve, Playground Nearby |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Stone, Vinyl              |
| Foundation        | Concrete Perimeter              |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 24

Zoning Zone 53

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Listing information last updated on September 29th, 2025 at 12:47pm MDT