

\$434,900 - 13527 67 Street, Edmonton

MLS® #E4435252

\$434,900

5 Bedroom, 3.00 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Exceptional Investment Opportunity!

Renovated 3-Bedroom Main Floor with Legal 2-Bedroom Suite. This beautifully renovated home offers incredible potential! The main floor features 3 spacious bedrooms and 2 full bathrooms, including a full ensuite in the master bedroom for added luxury. Separate laundry on both levels adds convenience, making this home ideal for multi-generational living or rental income. The legal 2-bedroom secondary suite offers privacy and comfort, complete with its own kitchen, bathroom, and laundry, perfect for generating additional income or accommodating guests. Located in a walkable community, this home is just a short distance from Londonderry Mall, local schools, parks, and all the amenities you need. The property also includes a double detached garage, providing ample parking or extra storage space. Whether you're looking for a home with rental income potential or a spacious family home, this property offers versatility and convenience in a prime location.

Built in 1967

Essential Information

MLS® # E4435252

Price \$434,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,235
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13527 67 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0C6

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 02

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 May 9th, 2025 at 4:48pm MDT