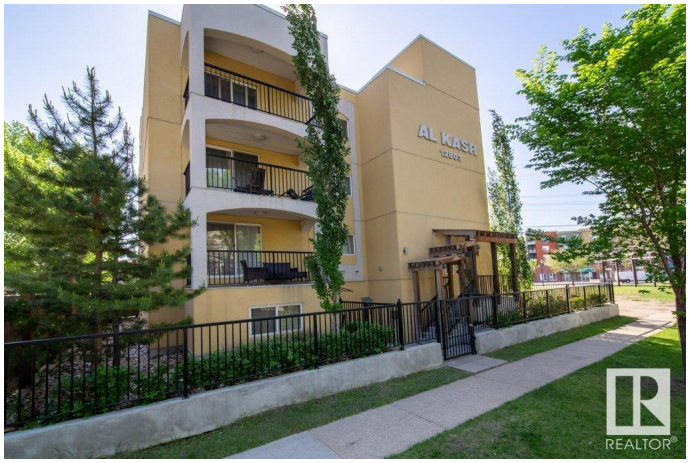
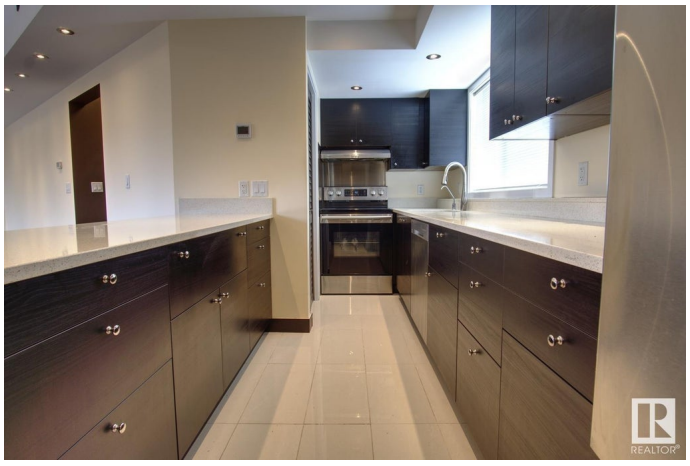
Courtesy Of Karen Martin Of Northfield Commercial

$1,350,000 - 12803 65 Street, Edmonton

MLS® #E4448060

$1,350,000
9 Bedroom, 7.00 Bathroom, 4,822 sqft
Single Family on 0.00 Acres





Belvedere, Edmonton, AB

Modern, top quality build-four suites fully tenanted! Above ground, heated parking is one of the many surprises! On 2nd, 3rd & 4th flr, each unit has 3 bedrooms, 1-3 pce bth & 1-4 pce bth, storage room, 2nd entry/exit and expansive balcony. The Pent House has rooof access which could easily become a full terrace. All suites feature Corian countertops, SS appliances, DW and Laundry. Real hardwood floors, marble inlays, pocelain tiling adorn each home creating a high end, luxury feel. Very appealing as all floorplates are 1300 sq. ft+ with the exception of the main floor bachelor. The building is secured with 13 cameras, video intercom, smarthome controls and a keyfob system. The structural and mechanical systems are more than standard - hot water boilers(x2)baseboard heating and heated concrete pad in the parking area. Priced below today's construction costs and totally occupied - act quickly!

Built in 2018

Essential Information

MLS® #	E4448060
Price	$1,350,000
Bedrooms	9
Bathrooms	7.00
Full Baths	7

Square Footage	4,822
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	4PLEX
Style	3 Storey
Status	Active

Community Information

Address	12803 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1L4

Amenities

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Intercom, No Smoking Home, Parking-Extra, Secured Parking, Security Door, Storage-In-Suite
Parking	Heated, Quad or More Attached

Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	64
Zoning	Zone 02

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Listing information last updated on September 18th, 2025 at 9:17am MDT