

## \$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

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