

\$399,900 - 1240 65 St, Edmonton

MLS® #E4448267

\$399,900

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Step into this charming updated bungalow on a generous 5,892 sq ft lot. The main floor features a bright, open living space with brand new vinyl flooring & fresh paint, creating a clean, modern feel. The updated main bathroom adds style, while the kitchen includes nearly new, gently used sink & appliances—blending convenience with everyday comfort. The fully finished basement offers a bedroom, full bath & cozy living area—ideal for guests, family or a private office. Outside, enjoy an oversized garage, two storage sheds & a long driveway that fits up to five vehicles. The large lot offers space to relax, entertain or expand. Enjoy summer barbecues, a future garden, or a play area for kids & pets. Located in the peaceful, developed & family-friendly community of Sakaw on Edmonton's south side, this move-in ready home is perfect for making lasting memories. Close to bus stops, schools, parks, shopping & churches—everything you need is just minutes away!

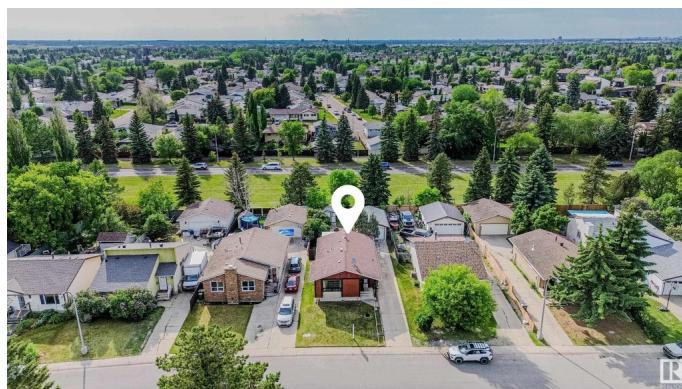
Built in 1980

Essential Information

MLS® # E4448267

Price \$399,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1240 65 St
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2E7

Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Fire Pit, Hot Tub, Parking-Extra, See Remarks
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 17th, 2025
Days on Market 3
Zoning Zone 29

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 July 20th, 2025 at 10:02am MDT