

## \$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!

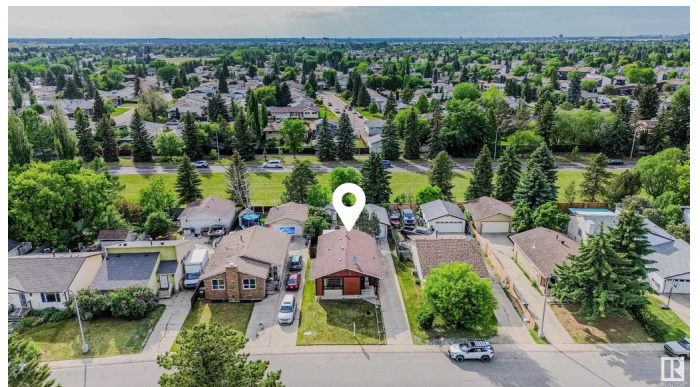
Built in 1980

### 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        5  
Zoning                    Zone 29

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Listing information last updated on July 22nd, 2025 at 9:17am MDT