

## \$489,000 - 13303 75 Street, Edmonton

MLS® #E4436599

**\$489,000**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

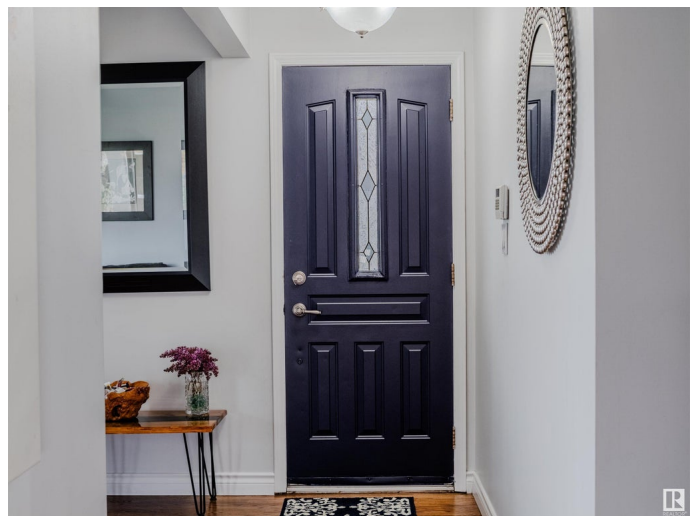
Welcome to this beautifully maintained, timeless brick bungalow located on a spacious corner lot in a quiet, family-friendly neighborhood—just steps from schools, parks, and the ODR! This warm and inviting home is perfect for young families looking for space, comfort, and convenience. The main level boasts a bright and airy living room with huge windows that flood the space with natural light and offers city views. The impressive chef's kitchen combines classic charm with modern touches. The fully finished basement provides plenty of room to grow, with a cozy rec room, gas fireplace, games area, an additional bedroom and bathroom, plus a separate back entrance—ideal for creating a future suite or space for extended family. Outside, enjoy a fully landscaped yard with a large cedar deck, patio, above-ground pool, fruit trees, and garden. Extras include A/C, an oversized double garage (24' x 26'), upgraded shingles, and just a 10-minute drive to downtown. This is the perfect family home in the perfect location!

Built in 1965

### Essential Information

MLS® # E4436599

Price \$489,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13303 75 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0Z4

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Fire Pit, Pool-Outdoor, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	2
Parking	Double Garage Detached, Over Sized
Has Pool	Yes

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Oven-Built-In, Pool-Above Ground, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two, Pool Equipment
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	St. Vlad Catholic, Delwood
High	ME Lazerte, O'Leary

### Additional Information

Date Listed	May 15th, 2025
Days on Market	2
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 17th, 2025 at 9:47am MDT