

## \$380,000 - 13303 58 Street, Edmonton

MLS® #E4448278

**\$380,000**

6 Bedroom, 2.50 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

This home offers incredible versatility with a 4-bedroom, 2.5-bath layout upstairs, plus a finished basement featuring 2 additional bedrooms, a full bath & a second kitchen. Situated on a large lot backing onto a park, this property offers both privacy & green space right out your back door. The main floor is bright and welcoming, with a spacious living room, functional kitchen with a dining area. The primary suite features a 2pc ensuite, while the other three bedrooms are generously sized & share a full main bath. Downstairs, the finished basement includes a shared laundry & a separate living area with 2 bedrooms, a full bathroom & a second kitchen. Additional highlights include a oversized single detached garage, mature landscaping, and plenty of parking. The backyard is perfect for families, gardeners, or outdoor entertaining—with direct access to the park behind! Located close to schools, public transit, shopping, and major routes, this home offers excellent value and flexibility.

Built in 1964

### Essential Information

MLS® # E4448278

Price \$380,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,202                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13303 58 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0P9         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Patio, See Remarks                 |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, 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, Stucco                                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 02         |

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