

# **\$1,299,000 - 10765 65 Street, Edmonton**

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MLS® #E4462193

**\$1,299,000**

6 Bedroom, 2.50 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Build Your Legacy in Capilano! If you're looking for true generational living, look no further than this absolutely stunning custom-built, 2 storey home with 6 bedrooms, 3 bathrooms w/ almost 2800 sqft of developed living space and a list of extras too numerous to mention. If that wasn't enough this property also includes a fully permitted 548 sqft garage suite with its own separate bedroom, bathroom, kitchen, laundry and living space! Upon entering, you're greeted by Brazilian Cherry hardwood flooring and soaring ceiling in the foyer. The living room, dining room and kitchen flow seamlessly together with the Gourmet Chef and entertainer in mind. A brightly lit den and half bath complete this floor. Upstairs you have 3 good sized bedrooms, a full bath and a primary suite that doubles as a sanctuary. The finished basement has 2 more rooms, a 2nd pantry and a huge family room. Situated on a massive 1016 sqm lot, this is the finest Capilano has to offer. Make this house the next one your family calls "home".

Built in 2012

## **Essential Information**

MLS® # E4462193

Price \$1,299,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,922                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10765 65 Street |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 2P3         |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Front Porch, Patio, Vinyl Windows |
| Parking   | Double Carport, Double Garage Detached, Heated, Over Sized                  |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Storage Shed, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                      |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Suzuki Charter School |
| Middle     | Suzuki Charter School |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 32                 |
| Zoning         | Zone 19            |

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