

# \$399,900 - 13312 68 Street, Edmonton

MLS® #E4434837

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,010 sqft  
Single Family on 0.00 Acres

Delwood, Edmonton, AB

This charming bungalow sits on a larger lot and offers space, comfort, and future potential! With 3 bedrooms up and 2 more in the fully finished basement, thereâ€™s room for everyone. The home also features 2 full bathrooms, a large rec room downstairs, and a separate entrance, giving the basement great suite potential. Stay comfortable year-round with air conditioning, triple-pane windows, and a high-efficiency furnace. Enjoy the sunny, fully fenced yard with a deck, perfect for relaxing or entertaining. The oversized double garage (23x25) provides plenty of room for vehicles and storage. Located close to schools, shopping, and everyday conveniences, this home checks all the boxes for families or investors alike!

Built in 1964

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434837  |
| Price          | \$399,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,010     |
| Acres          | 0.00      |
| Year Built     | 1964      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13312 68 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0G3         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Detached, Over Sized     |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Delwood K-6        |
| Middle     | Balwin 7-9         |
| High       | M.E. LaZerte 10-12 |

**Additional Information**

Date Listed            May 6th, 2025  
Days on Market       8  
Zoning                 Zone 02

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