



Welcome to 11213 65 ST



Mission Style...Craftsman Inspired Two Storey Built In 1910. "Hologate" and "Magrath" Influence Seen In The Window Decorative Designs. This Home Has Extremely Good Bones! In 2002 "Aberant Construction" Reviewed The Basement And No Work Was Need. This Home Is One Of The Oldest Wood Frame Homes In Historic Highlands...Tree-Lined Streets, Steps To The River Valley, Off Leash Area, Golf, Transportation, Concordia College, Eastglen Senior High, Elementary And Junior High Schools, 15 Minutes To Downtown. Buy A Piece Of History! You Won't Be Sorry...

Presented By: Cheryl Ann Getty

Information is deemed to be correct but not guaranteed.



Property Information

General Information

Property Address

11213 65 ST
Edmonton, AB

Style: Mission Style**Rooms:** 10**Bathrooms:** 2**Size:** 1663**Price:** \$569,000

Details

Parking: Double Garage
Basement: Detached
Partly Finished

Appliances:**Features**

Ceiling 9 ft., Closet
Organizers, Deck, Detectors
Smoke, No Smoking
Home, Porch, Drapery Rods, Security
Window Bars

Rooms

Multi-Purpose Den (U) Could Serve
As A Guest Room/Office/Hobby
Room
 Large double hung window
– Redone so as not to block the
vision of the person sitting working at
their desk
 Custom “Roman” blind
window/door covers
 French entrance door with
15 window lites separated by heavy
wooden mutins
 Hardwood flooring
 Cable connection
 Semi-flush mount fixture
with frosted glass shade/clear glass
decorative trim
 Decorative trim /two
diamonds/ etched glass transom
 Door to rear balcony...east
morning sun for your coffee/paper
reading pleasure
Other: (Dimensions here)

Technical Information

Frontage: 10.0**Depth:** 40.6**Lot:** 4393**Shape:** Rectangular**Foundation:****Roof:****Exterior:****Floor:****Site Influences**

Fenced, Flat Site, Shopping Nearby, Public
Transportation, Fruit Trees/Shrubs, Back Lane, Back
LaneP, Landscaped, Playground Nearby, Public
Swimming Pool, Schools



Property Information

Listing Information

MLS Number: 3114871

Listing Agent

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Highlights

11213 65 ST

1. All the trees proved natural air conditioning and plenty of color annually. The landscaping includes...Nan-king cherries – sweet and delicious, lilac hedge, horse radish, spirea, peony, perennial bed, maple tree, sweet raspberry bushes, lilacs provide an intoxicating spring smell...refreshed landscape bark in the back yard.
2.  '50's Stucco façade...with a template in the porch of the original exterior
 House shingled in 2002
 Exterior painted in 2007
3. Windowed Back Porch Lets The Sun And Breeze in But Keeps The Pests Out...A Great Place For Storage Of Hockey equipment After A Hot sweaty Game..
 Security lights – dusk to dawn
 Entrance to kitchen - Brass deadbolt
 Storm door – rear
 Wooden back step – 5 steps
 Windows in the porch...10 dual hung windows=5 on East, 2 on South, 2 on North, 6 East transom windows ...Heavy wooden sashes...Each window 6 window lights
4. Eat-In Kitchen Is a Functional Balance Of Comfort And Convenience...Lower ceiling
 Track lighting 2007 – black 2-3 and 2-4 opaque design halogen
 80's kitchen
 Slap boards
 New aluminum sliders
 Alabaster glass shades
 Lower ceiling
 Oak cabinets...north wall 8 upper doors / 3 drawers/ lower lazy-susan/ 3 lower doors/ 4 shelves on north wall / 2 shelves spice rack / 3 lower doors / corner appliance garage...east/south corner 5 upper doors/ south button down shelf – can add sliding holders “Ikea”, corner door under sink
 Pendant fixture over sink black tin shade
 Ceramic tile counter top and back splash
 Refrigerator, built in dishwasher, electric stove
5. A Huge Front Entry Says “Come In”
 Entrance door with 3 Recessed panels and window light...detail matches the “Magrath” Mansion
 Hardwood flooring
 Era fir staircase has a central carpet runner...12 risers to the upper landing...5 risers to the upper floor...square finish newel, heavy wood rail and squared balustrades
 Wide era baseboards and door trim
 Window light over landing is original lead with dual vinyl



Property Photos

