

# \$900,000 - 13407 66 Street, Edmonton

MLS® #E4457101

**\$900,000**

5 Bedroom, 2.00 Bathroom, 1,018 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Development opportunity! The property and next door, 6508 134 AV (E4456617) - these two Properties are in the process of "REZONING" (RS to RSMh12) and "SUBDIVISION" to create "THREE" approx. 550m2 lots (Lot1A, Lot1B, & Lot1C ). Lot1A \$450,000, Lot1B \$450,000, Lot1C \$450,000. The seller prefers to purchase all together for \$1,350,000. The Buyer can still get mortgages. The two properties are rented. 6508 134 Ave(E4456617) is tenant-occupied at \$3,000/month. The subject property, 13407 66 Street, is renting at \$1,900/month. All properties are sold as is, where is.

Built in 1985

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457101               |
| Price          | \$900,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,018                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13407 66 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0B7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 52                   |
| Zoning         | Zone 02              |

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Listing information last updated on November 1st, 2025 at 4:32pm MDT