

## **\$599,907 - 1705 63a Street, Edmonton**

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MLS® #E4452188

**\$599,907**

4 Bedroom, 2.50 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to family friendly home in Walker! This immaculately kept home shows like brand new, and pride of ownership is evident throughout. The home also features a ton of upgrades including: central A/C, hardwood throughout main level, closet organizers, pull out drawers & under/over cabinet lighting in kitchen, pot lighting, granite in all baths, new refrigerator, rounded edges, 2 laundry areas & too many more to list! Upon entering you are greeted by a cozy den, leading into the spacious open concept living area where high ceilings and huge windows fill the space with light. The gorgeous chef's kitchen boasts granite counters, stainless appliances, walk-thru pantry and huge island with eating bar. Upstairs features the bonus area, main laundry, 2 generous rooms and the huge master suite, complete with 5 pce ensuite and walk-in wardrobe. Basement offers one bedroom and living area. The beautifully landscaped yard features large deck with glass railing and storage shed. Needs nothing, just move in!

Built in 2010

### **Essential Information**

MLS® # E4452188

Price \$599,907



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,231                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1705 63a Street |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0R8         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                             |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                                                               |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 53          |

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Listing information last updated on August 22nd, 2025 at 11:47pm MDT