

\$499,900 - 1756 63 Street, Edmonton

MLS® #E4465041

\$499,900

3 Bedroom, 2.50 Bathroom, 1,478 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully **UPGRADED** 2-storey home offering style, comfort and functionality in every detail. The open concept floor features a bright living room with a cozy stone-facing **GAS FIREPLACE**. The spacious kitchen offers ample amounts of storage, a great sized **PANTRY** and flows effortlessly into the dining area overlooking your private, fully fenced, fully landscaped backyard oasis. Upstairs you will find 3 generous sized bedrooms and a 4 pc bath. The master bedroom is spacious and cozy with a 4 pc ensuite perfect for unwinding after a long work week. The basement is partially finished and adds extra living space with epoxy flooring, a large rec room, laundry room and a partially finished bathroom. The **DOUBLE ATTACHED** garage has **NEW EPOXY** flooring. Other upgrades include fresh paint, new vinyl plank flooring and tile. This home is **MOVE IN READY!!!**

Built in 2010

Essential Information

MLS® #	E4465041
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,478
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1756 63 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0S1

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Fire Pit
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Corpus Christi
Middle Corpus Christi
High Shauna May Seneca School

Additional Information

Date Listed November 6th, 2025
Days on Market 3
Zoning Zone 53

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