

## \$610,000 - 1715 63 Street, Edmonton

MLS® #E4439357

**\$610,000**

4 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This fully finished two-storey stunner is loaded with upgrades and lifestyle features that set it apart. From the moment you arrive, the low-maintenance yard welcomes you with a custom gas firepit and built-in gas BBQ, perfect for entertaining without the upkeep. Inside, you'll find an executive-inspired layout featuring a gorgeous three-sided fireplace, gleaming granite countertops, and stainless steel appliances that add style and function to the heart of the home. The LEGAL basement suite boasts 9' ceilings and offers a turnkey rental opportunity or private guest quarters. Upstairs, prepare to be amazed—the primary suite is a luxurious retreat unlike anything you've seen. Pamper yourself in the aromatherapy steam shower, soak in the corner tub, and enjoy the comfort of a heated toilet in your spa-inspired ensuite. The oversized 22x26 garage features double doors and a versatile loft space with potential for a future garden suite. This home truly has it all: style, space, and smart investment appeal!

Built in 2010

### Essential Information

MLS® # E4439357

Price \$610,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1715 63 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0S2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Shauna May Seneca
Middle	Shauna May Seneca
High	Elder Dr Francis

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	85
Zoning	Zone 53

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