

## \$495,000 - 1626 63a Street, Edmonton

MLS® #E4455297

**\$495,000**

3 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Beautifully maintained 3-bedroom, 3.5-bathroom two-storey home offers 1,485 sq ft above grade plus a fully finished basement—complete with an enviable man cave - perfect for game nights or movie marathons. Enjoy a bright and open layout featuring a designer kitchen with granite countertops, stainless steel appliances, hardwood floors, a corner pantry, and a center island with raised eating bar—ideal for entertaining or casual family meals. The main floor also includes a convenient laundry room, half bathroom and a spacious living area overlooking the landscaped backyard. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with its own ensuite w/ corner soaker tub! Enjoy summer evenings on your large deck, complete with a natural gas BBQ hookup—perfect for hosting gatherings! The double front-attached garage provides ample storage and parking. Located in the heart of Walker Lakes, this home is steps from parks, walking trails, and close to schools, shopping, and transit!

Built in 2009

### Essential Information

MLS® # E4455297

Price \$495,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,485                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1626 63a Street |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0R8         |

### Amenities

|           |                                                                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Plug-Ins, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Mantel, Tile Surround                                                                                            |
| Stories           | 3                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, 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 29th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 53           |

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Listing information last updated on September 8th, 2025 at 2:02am MDT