

## \$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                4  
Zoning                              Zone 53

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