

## **\$485,500 - 63 Hamilton Crescent, Edmonton**

MLS® #E4434932

**\$485,500**

4 Bedroom, 2.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

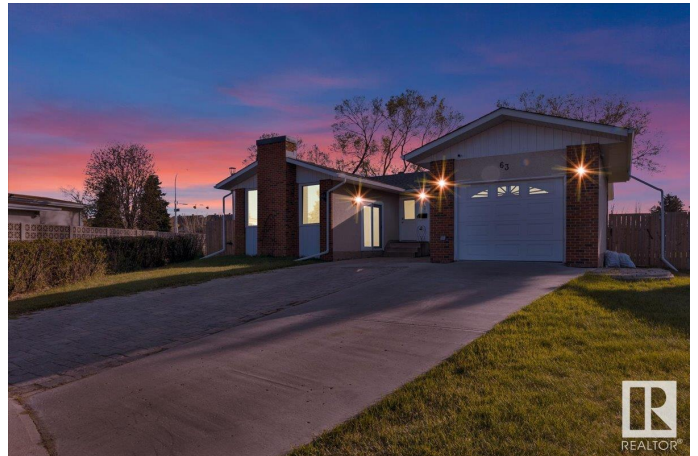
STEPS from the RAVINE and RIVER VALLEY is this UPGRADED MINI ACREAGE OASIS. With NO NEIGHBOURS behind you and only on one side, you have a 916m2 LOT! Coming up you have your single attached garage with a driveway for easily 4 more cars! This home is MASSIVE with over 2600sf of LIVING SPACE! This home has been wildly upgraded - kitchen is COMPLETELY REDONE with WOODEN CABINETRY, GRANITE COUNTERS, STAINLESS STEEL APPLIANCES including BRAND NEW FRIDGE AND DISHWASHER! Other upgrades include from the last 10-15 years - 35 year SHINGLES, AC, FURNACE, HWT, main floor TRIPLE PANE WINDOWS and basement windows as well, DOORS, TRIM, LIGHTING, WIRING, side DECK off of the dining room as well as CONCRETE PATIO in the back, and upgraded INSULATION. Bathrooms as well have been upgraded, including your FULL ENSUITE off of the primary with a WALK IN CLOSET! The basement has a second kitchen and a massive living area for movie nights as well as a 4th bedroom!

Built in 1974

### **Essential Information**

MLS® # E4434932

Price \$485,500



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	63 Hamilton Crescent
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2M5

### Amenities

Amenities	Air Conditioner, Deck, Patio, Vinyl Windows, Wet Bar
Parking	Front Drive Access, Insulated, Parking Pad Cement/Paved, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground

	Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	8
Zoning	Zone 35

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Listing information last updated on May 14th, 2025 at 11:32pm MDT