

## \$499,000 - 1503 63 Street, Edmonton

MLS® #E4445155

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Pride of ownership is evident in this beautifully upgraded detached single-family home in the family-friendly community of Walker. Sitting on a regular lot with a huge backyard, this sunny corner property offers a very spacious living room, a separate kitchen, 3 Bedrooms + 2.5 bathrooms, hardwood floors, granite countertops, stainless steel appliances, and large windows that fill the home with natural light. The spacious lower level includes plumbing rough-ins and has potential for a separate entrance, providing the perfect opportunity to create a custom space tailored to your needs. Located right next to transit, with three schools nearby and close to shopping and everyday amenities, combining comfort, location, and opportunity, this home is ready to welcome your family!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445155  |
| Price          | \$499,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,437     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1503 63 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0S2        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 83             |

## Zoning

## Zone 53

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