

## \$385,000 - 1631 65 Street, Edmonton

MLS® #E4463722

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,303 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This is a stunning half-duplex in a desirable community of Walker. The main floor welcomes you with spacious living room with hardwood floor and ceramic tile in kitchen. Large window gives you plenty of light throughout the day. Gas fireplace with beautiful tile facing. Open concept kitchen with stainless steel appliances and a large island with raised bar and plenty of cabinets and walk-in pantry to store your kitchen needs. The dining area leads to the over-sized deck with natural gas hook-up and fully fenced landscaped backyard. The upper floor has 3-bedroom and master bed has 4 piece ensuite with large closet. One of the top convenient location of south side of Edmonton close to South Edmonton Common, Walmart, SuperStore, 41 Ave to link to Edmonton International Airport and downtown. Quick access to Anthony Henday to go to any part of the city.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463722  |
| Price      | \$385,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,303         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1631 65 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0N1        |

### **Amenities**

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Single Garage Attached                             |

### **Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

Date Listed           October 28th, 2025  
Days on Market       8  
Zoning                Zone 53

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