

## \$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	7

## Zoning

## Zone 53

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