

## \$575,000 - 1715 63 Street, Edmonton

MLS® #E4455436

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This fully finished two-storey stunner is loaded with upgrades and lifestyle features that set it apart. From the moment you arrive, the low-maintenance yard welcomes you with a custom gas firepit and built-in gas BBQ, perfect for entertaining without the upkeep. Inside, you'll find an executive-inspired layout featuring a gorgeous three-sided fireplace, gleaming granite countertops, and stainless steel appliances that add style and function to the heart of the home. The LEGAL basement suite boasts 9' ceilings and offers a turnkey rental opportunity or private guest quarters. Upstairs, prepare to be amazed—the primary suite is a luxurious retreat unlike anything you've seen. Pamper yourself in the aromatherapy steam shower, soak in the corner tub, and enjoy the comfort of a heated toilet in your spa-inspired ensuite. The oversized 22x26 garage features double doors and a versatile loft space with potential for a future garden suite. This home truly has it all: style, space, and smart investment appeal!

Built in 2010

### Essential Information

MLS® # E4455436

Price \$575,000

Lease Rate \$9



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1715 63 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0S2        |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                       |
| Parking        | Double Garage Detached                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Three Sided                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                              |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Shauna May Seneca

Middle                      Shauna May Seneca

High                         Elder Dr Francis

**Additional Information**

Date Listed                August 29th, 2025

Days on Market        71

Zoning                      Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 11:32am MST