

# \$625,000 - 1715 63 Street Sw, Edmonton

MLS® #A2226164

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,475 sqft

Residential on 0.08 Acres

Walker, Edmonton, Alberta

This fully finished two storey stunner is packed 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.

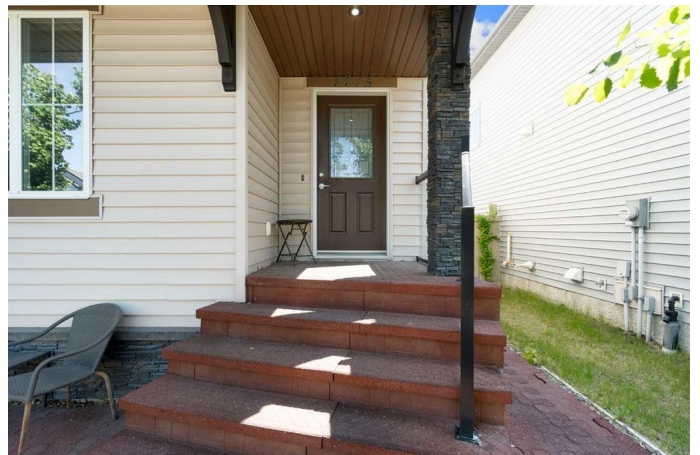
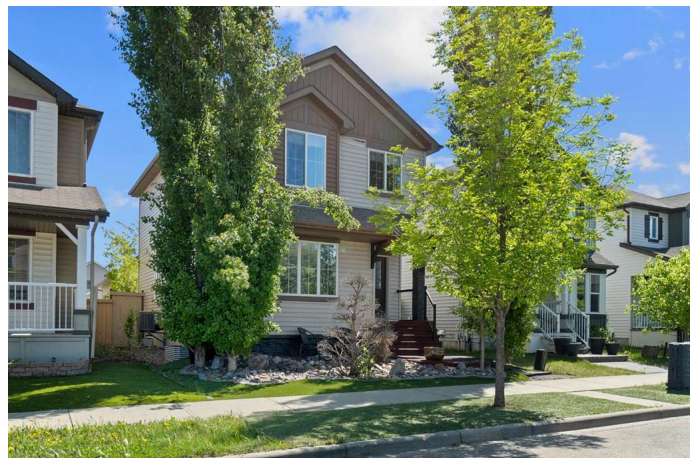
Step inside to an executive-inspired layout that showcases a striking three sided fireplace, gleaming granite countertops, and a chef's kitchen featuring stainless steel appliances, two tone cabinetry, modern light fixtures, and a spacious corner pantry.

The LEGAL basement suite offers a separate entrance, nine foot ceilings, stainless steel appliances, and a fully equipped kitchen, it is truly turnkey and move-in ready.

Upstairs, the primary suite is a luxurious retreat. Indulge in the aromatherapy steam shower, soak in the corner tub, and enjoy the comfort of a heated toilet in your spa-like ensuite. A wall length custom closet organizer adds exceptional storage and function to this relaxing space.

The oversized 22 by 26 heated garage is equally impressive, featuring double overhead doors, a floor drain, and a versatile loft.

This home offers it all—style, space, and comfort. A rare find that blends elegant design with everyday practicality.



Built in 2010

## Essential Information

MLS® #	A2226164
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1715 63 Street Sw
Subdivision	Walker
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6X 0S2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Garage Door Opener, Oversized, Rear Drive
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	53
Zoning	RSL

## Listing Details

Listing Office	MORE Real Estate
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