

## \$539,900 - 1626 63a Street, Edmonton

MLS® #E4444285

**\$539,900**

3 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Beautifully maintained 3-bedroom, 3.5-bathroom two-storey home offers 1,485 sq ft above grade plus a fully finished basementâ€”complete with an enviable man cave - perfect for game nights or movie marathons. Enjoy a bright and open layout featuring a designer kitchen with granite countertops, stainless steel appliances, hardwood floors, a corner pantry, and a center island with raised eating barâ€”ideal for entertaining or casual family meals. The main floor also includes a convenient laundry room, half bathroom and a spacious living area overlooking the landscaped backyard. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite with its own ensuite w/ corner soaker tub! Enjoy summer evenings on your large deck, complete with a natural gas BBQ hookupâ€”perfect for hosting gatherings! The double front-attached garage provides ample storage and parking. Located in the heart of Walker Lakes, this home is steps from parks, walking trails, and close to schools, shopping, and transit!

Built in 2009

### Essential Information

MLS® # E4444285

Price \$539,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1626 63a Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R8

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Plug-Ins, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	23
Zoning	Zone 53

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Listing information last updated on July 17th, 2025 at 10:03pm MDT