

## \$489,900 - 1741 63a Street, Edmonton

MLS® #E4456161

**\$489,900**

3 Bedroom, 2.50 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker. This large 2048 square foot 2 storey features 3 generous sized bedrooms upstairs with bonus room. Open concept kitchen/living room, walk in pantry and separate dining area. Double attached garage with fully fenced yard

Built in 2010

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456161               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,048                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1741 63a Street |
| Area        | Edmonton        |
| Subdivision | Walker          |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6X 0S1  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 49                  |
| Zoning         | Zone 53             |

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Listing information last updated on October 23rd, 2025 at 7:32am MDT