

## \$525,000 - 1412 63 Street, Edmonton

MLS® #E4431725

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to this beautifully maintained bungalow in the family-friendly neighbourhood of Menisa! Offering 1,216 sqft of living space on the main level and a FULLY FINISHED BASEMENT, Introducing Bungalow with SEPARATE ENTRANCE+ SECOND KITCHEN situated on big lot with Triple heated car Garage with office, central vacuum and room for more vehicles on the driveway ! COMPOSITE DECK WITH ALUMINUM RAILING Custom designed home and wheel chair accessible design plus mechanics dream garage The main level offers Primary Bedroom with ensuite bathroom and 2 additional bedrooms—ideal for family or guests. Oak Kitchen with crown molding , living area, and dining area, perfect for everyday living and entertaining. The fully finished basement has a bedroom, second kitchen, living room, bathroom and laundry on it. Located in a quiet, family-oriented neighbourhood, this home is close to schools, parks, shopping, and public transportation.

Built in 1978

### Essential Information

MLS® # E4431725

Price \$525,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1412 63 Street
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1X7

### **Amenities**

Amenities	Vinyl Windows
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 29

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 May 1st, 2025 at 6:47pm MDT