

\$387,900 - 13007 63 Street, Edmonton

MLS® #E4436114

\$387,900

5 Bedroom, 2.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Charming and Spacious Home with Modern Updates! This well-maintained property features a bright main floor offering 3 bedrooms and 1 full bathroom, complete with brand-new flooring and updated kitchen appliances -perfect for comfortable family living. The fully developed basement includes 2 additional bedrooms, a flex room ideal for an office or gym, and a secondary kitchen with separate side entrance to the basement providing excellent potential for multi-generational living or a mortgage helper. Recent upgrades include a new furnace (2024) ensuring energy efficiency and peace of mind. This well-situated property offers unbeatable convenience, just minutes away from schools, shopping center, recreation center, public transportation and restaurant. Enjoy easy access to major routes including Manning Drive, Yellowhead Trail and Anthony Henday Drive -perfect for commuting or weekend getaways. Don't miss this opportunity to own a versatile and move-in-ready home!

Built in 1956

Essential Information

| | |
|----------|-----------|
| MLS® # | E4436114 |
| Price | \$387,900 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 972 |
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13007 63 Street |
| Area | Edmonton |
| Subdivision | Belvedere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0W5 |

Amenities

| | |
|-----------|---|
| Amenities | Closet Organizers, Hot Water Natural Gas, R.V. Storage, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

Elementary St. Francis of Assisi Cath

Additional Information

Date Listed May 13th, 2025

Days on Market 20

Zoning Zone 02

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 June 1st, 2025 at 11:02pm MDT