

## \$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            10

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 May 23rd, 2025 at 1:47pm MDT