

## \$439,900 - 1436 63 Street, Edmonton

MLS® #E4444617

**\$439,900**

5 Bedroom, 3.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to the lovely southside community of Sakaw! You'll find this beautifully updated 4 level split home nestled on an expansive corner lot with a heated and finished double garage. Inside, the main floor features a spacious living room, a formal dining area, half bath and a good-sized kitchen that overlooks the lovely rear yard. Upper level offer three cozy bedrooms and a full bathroom. The lower 2 floors are fully finished, providing an open recreational space with fireplace, 2 more bedrooms and 2 more full bathrooms. (That's a total of 5 bedrooms and 4 bathrooms). Recent upgrades in the home include new shingles, new hot water tank, vinyl windows, fresh paint throughout, newer flooring, and solid countertops. This home is truly move-in ready!

Built in 1978

### Essential Information

MLS® #	E4444617
Price	\$439,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,173
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1436 63 Street
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1X7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	10

## 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 July 6th, 2025 at 12:47pm MDT