

## \$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 | 12               |
| Zoning         | Zone 29          |

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Listing information last updated on April 30th, 2025 at 8:32am MDT