

## \$459,900 - 11435 63 Street, Edmonton

MLS® #E4448109

**\$459,900**

3 Bedroom, 1.00 Bathroom, 817 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

HIGHLANDS! HIGHLANDS! OVER \$30,000.00 in RENOVATIONS!! STUNNING HOME that shows amazing! This home features newer bathroom , upgraded kitchen, paint , lights , flooring, windows, front door, back door, shingles, window coverings, furnace , hot water tank and more .Home has been meticulously cared for and is SPOTLESS at all times .Basement is FULLY FINISHED! HUGE BACK YARD with deck and MASSIVE DOUBLE DETACHED GARAGE ! (26X28) Entire property beams with PRIDE of OWNERSHIP is evident throughout. This GORGEOUS property IS A SHOW STOPPER! Located on beautiful tree lined quiet street. This home is DETAILED! A must to view! Expect to be IMPRESSED!

Built in 1949

### Essential Information

MLS® #	E4448109
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	817
Acres	0.00
Year Built	1949



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11435 63 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4G1

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Beacon Heights
Middle	Highlands
High	Eastglen

### Additional Information

Date Listed July 16th, 2025

Days on Market 11

Zoning Zone 09

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