

\$949,900 - 13004 63 Avenue, Edmonton

MLS® #E4461524

\$949,900

4 Bedroom, 3.00 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

Located deep in the heart of Grandview Heights, this immaculate home needs nothing but a family to move in & enjoy its many lovely features. With 1464â€™™ this open beam bungalow has a practical floor plan w/3 BDRMS, the primary w/3-pce ensuite & a 4-pce main bath. Enjoy the views of the beautifully landscaped yard through the large windows in the kitchen, living & dining areas. From the mudroom, step out back to access the double detached garage w/alley access, & enjoy family time & bar-b-qâ€™™s on the large private deck. Children can play safely in the fully fenced yard. The lower level has huge open spaces & can accommodate all kinds of activities. There is an additional BDRM, 3-pce bath, large laundry room, super cute retro bar & a spacious storage room. Updates & improvements are, white oak flooring, triple pane main floor windows (except the front sealed units), HE furnace, all 3 bathrooms & a beautiful kitchen w/Fisher Paykel SS appliances. Steps to the highly rated K-9 school this Gem is a must to view!



Built in 1962

Essential Information

MLS® # E4461524

Price \$949,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,465
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13004 63 Avenue
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1S1

Amenities

Amenities	Air Conditioner, Deck, Open Beam, Skylight, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Treed Lot
Roof	Tar & Gravel
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

School Information

Elementary	Grandview Heights
Middle	Grandview Heights
High	Strathcona Composite

Additional Information

Date Listed	October 9th, 2025
Days on Market	25
Zoning	Zone 15

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