

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

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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 | 19              |

## Zoning

## Zone 29

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Listing information last updated on July 15th, 2025 at 7:32pm MDT