# \$400,000 - 1636 64 Street, Edmonton

MLS® #E4435295

#### \$400.000

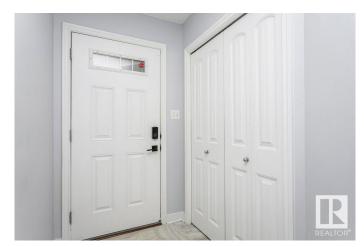
3 Bedroom, 2.50 Bathroom, 1,414 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Wonderful in Walker! Welcome to this 3 Bedroom, 2.5 Bathroom plus Upper Bonus Room- Greeted by a warm foyer, this Open Concept design is SMART + Functional. The peninsula kitchen offers expansive counter tops & expanded cabinets. A dedicated dining room with patio doors to your deck and sizeable yard. West facing wall to wall windows allows for an abundance of natural light in the living space + a feature fireplace for added comfort. A tucked away 2pc guest bath completes the level. The second level features a generous Bonus Room- Flex space that can be purposed as an office, playroom or second living area. You'll be impressed and surprised by the size of the secondary bedrooms! A King Sized Primary with full 4 pc ensuite and east facing windows (hello morning sun!) is an added extra. The oversized single attached garage is welcome additional storage and reprieve from the elements! Located in very desirable south side community with 2 neighbourhood schools, amazing amenities and access to arterial routes







Built in 2009

## **Essential Information**

MLS® # E4435295 Price \$400,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,414

Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 1636 64 Street

Area Edmonton

Subdivision Walker

City Edmonton

County ALBERTA

Province AB

Postal Code T6X 0N2

#### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, No Back Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 14

Zoning Zone 53

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 May 22nd, 2025 at 2:47pm MDT