

## \$444,900 - 1636 65 St, Edmonton

MLS® #E4446068

**\$444,900**

2 Bedroom, 2.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Showhome condition, walk out Duplex in the community of Walker. The main floor has vinyl plank throughout, spacious kitchen with great cabinets and ceramic back splash. Large living and dinning area with gas fireplace and with access to a raised deck as well as a 2 piece bathroom. The second level offers a 2 master bedrooms with their own ensuites and ample closet space plus laundry room with new appliances . Fully finished walkout basement with a large recreation room which leads to a fully fenced landscaped back yard that features a huge stunning wooden patio deck, trees, storage shed, ideal for family gathering. Single car attached garage, air conditioning. This property is a must see!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446068  |
| Price          | \$444,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,225     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |            |
|-------------|------------|
| Address     | 1636 65 St |
| Area        | Edmonton   |
| Subdivision | Walker     |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6X 0M9    |

### Amenities

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Television Connection, Vinyl Windows, Walkout Basement |
| Parking   | Single Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 4th, 2025 |
|-------------|----------------|

Days on Market 30

Zoning Zone 53

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