

## \$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 17

Zoning Zone 09

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Listing information last updated on August 2nd, 2025 at 6:17am MDT