

Courtesy Of Justin D Layton Of RE/MAX River City

\$895,000 - 12915 63 Avenue, Edmonton

MLS® #E4428777

\$895,000

5 Bedroom, 3.00 Bathroom, 1,707 sqft
Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton,
AB

Fantastic opportunity in the prestigious neighbourhood of Grandview Heights to call this spacious executive bungalow which is sure to impress your new home! With over 1700 Sq. Ft. on the main level and an additional 1590 Sq. Ft. of finished living space in the fully finished basement and situated on an 800 Sq. Meter lot with South facing backyard. The home features 5 total bedrooms, with 3 bedrooms on the main level and 2 additional bedrooms in the finished basement, plus two and a half bathrooms and a double attached front drive garage. Upgrades include a renovated kitchen, updated windows and a freshly painted rear deck. Additional key features include: Hardwood flooring, 2 fireplaces, main floor laundry, tons of natural light from the numerous large windows and private backyard setting with mature landscaping. Walking distance to Grandview Heights School and the River Valley walking trails. Conveniently located with easy access to the University of Alberta, Saville Community Sports Centre and Downtown.

Built in 1964

Essential Information

MLS® # E4428777



| | |
|----------------|------------------------|
| Price | \$895,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,707 |
| Acres | 0.00 |
| Year Built | 1964 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 12915 63 Avenue |
| Area | Edmonton |
| Subdivision | Grandview Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1R9 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Grandview Heights School |
| Middle | Grandview Heights School |
| High | Strathcona School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 7 |
| Zoning | Zone 15 |

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Listing information last updated on April 10th, 2025 at 5:17pm MDT