

# \$475,000 - 139 63 Street, Edmonton

MLS® #E4452199

## \$475,000

6 Bedroom, 3.50 Bathroom, 1,452 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

NEW SHINGLES, FRESHLY PAINTED, 6 bedrooms, 4 bathrooms. Boasting over 2,100 sq ft of living space, this beautifully maintained home is nestled in a family-friendly neighborhood. With The main floor features a versatile flex room—perfect as a bedroom, home office, or guest space. Enjoy the open-concept layout, ideal for entertaining and everyday living. Step inside to a bright, open-concept layout that invites natural light and creates a warm, welcoming atmosphere—ideal for entertaining or simply enjoying everyday life. Outside, unwind on the expansive, well-maintained deck, where you can host summer BBQs, sip your morning coffee, or relax under the stars. On clear nights, the serene setting even offers views of the Northern Lights, adding a magical touch to this tranquil retreat. This is yours. WELCOME HOME!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452199  |
| Price      | \$475,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,452                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 139 63 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0B8       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, Finished                                                                                            |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Commercial, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Menisa Elementary School |
|------------|--------------------------|

|        |              |
|--------|--------------|
| Middle | St. Clement  |
| High   | J.Percy Page |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 53          |

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Listing information last updated on August 22nd, 2025 at 6:17pm MDT