

\$425,000 - 13712 63 Street, Edmonton

MLS® #E4452878

\$425,000

4 Bedroom, 2.00 Bathroom, 1,171 sqft
Single Family on 0.00 Acres

York, Edmonton, AB

Bright & updated 1,170 sq. ft. bungalow in York! Sun-filled main floor with large windows, spacious living room with wood-burning fireplace, and refreshed kitchen featuring gas stove, sleek finishes & great storage. Three bedrooms and a 4pc bath complete the level. Fully redesigned 2023 in-law suite for extended family or rental potential. Enjoy a huge fenced backyard, insulated double garage, and extra double parking pad. Major upgrades include shingles (2022), HWT & furnace (2019), and windows (2023). Steps to York Park, minutes to Clareview Rec Centre, and close to Londonderry Mall & Manning Town Centre. Stylish, move-in ready, and perfectly located!

Built in 1964

Essential Information

MLS® #	E4452878
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.00
Year Built	1964
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13712 63 Street
Area	Edmonton
Subdivision	York
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1R3

Amenities

Amenities	No Smoking Home, Parking-Extra, Patio, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dishwasher-Portable, Dryer, Hood Fan, Humidifier-Power(Furnace), Storage Shed, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	York School
------------	-------------

Middle	Steele Heights School
High	M.E. Lazerte School

Additional Information

Date Listed	August 14th, 2025
Days on Market	8
Zoning	Zone 02

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 August 22nd, 2025 at 8:02am MDT