

\$485,500 - 63 Hamilton Crescent, Edmonton

MLS® #E4434932

\$485,500

4 Bedroom, 2.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

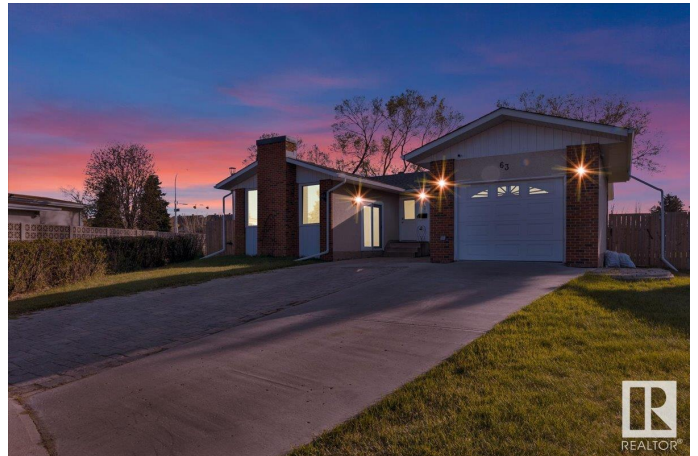
STEPS from the RAVINE and RIVER VALLEY is this UPGRADED MINI ACREAGE OASIS. With NO NEIGHBOURS behind you and only on one side, you have a 916m2 LOT! Coming up you have your single attached garage with a driveway for easily 4 more cars! This home is MASSIVE with over 2600sf of LIVING SPACE! This home has been wildly upgraded - kitchen is COMPLETELY REDONE with WOODEN CABINETRY, GRANITE COUNTERS, STAINLESS STEEL APPLIANCES including BRAND NEW FRIDGE AND DISHWASHER! Other upgrades include from the last 10-15 years - 35 year SHINGLES, AC, FURNACE, HWT, main floor TRIPLE PANE WINDOWS and basement windows as well, DOORS, TRIM, LIGHTING, WIRING, side DECK off of the dining room as well as CONCRETE PATIO in the back, and upgraded INSULATION. Bathrooms as well have been upgraded, including your FULL ENSUITE off of the primary with a WALK IN CLOSET! The basement has a second kitchen and a massive living area for movie nights as well as a 4th bedroom!

Built in 1974

Essential Information

MLS® # E4434932

Price \$485,500



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,384 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 63 Hamilton Crescent |
| Area | Edmonton |
| Subdivision | Homesteader |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 2M5 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Patio, Vinyl Windows, Wet Bar |
| Parking | Front Drive Access, Insulated, Parking Pad Cement/Paved, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground |

Nearby, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 35 |

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Listing information last updated on May 9th, 2025 at 6:02pm MDT