

## **\$400,000 - 1636 64 Street, Edmonton**

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MLS® #E4435295

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Wonderful in Walker! Welcome to this 3 Bedroom, 2.5 Bathroom plus Upper Bonus Room- Greeted by a warm foyer, this Open Concept design is SMART + Functional. The peninsula kitchen offers expansive counter tops & expanded cabinets. A dedicated dining room with patio doors to your deck and sizeable yard. West facing wall to wall windows allows for an abundance of natural light in the living space + a feature fireplace for added comfort. A tucked away 2pc guest bath completes the level. The second level features a generous Bonus Room- Flex space that can be purposed as an office, playroom or second living area. You'll be impressed and surprised by the size of the secondary bedrooms! A King Sized Primary with full 4 pc ensuite and east facing windows (hello morning sun!) is an added extra. The oversized single attached garage is welcome additional storage and reprieve from the elements! Located in very desirable south side community with 2 neighbourhood schools, amazing amenities and access to arterial routes



Built in 2009

### **Essential Information**

MLS® #                      E4435295

Price                         \$400,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1636 64 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N2

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 53

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Listing information last updated on May 9th, 2025 at 4:32pm MDT