# \$415,000 - 118 63 Street, Edmonton

MLS® #E4439155

#### \$415.000

4 Bedroom, 2.50 Bathroom, 1,399 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the cutest house in Charlesworth! This 1398 sq ft 3 bed, 2.5 bath home is cute as a button with incredible curb appeal featuring beautiful stone detail. Main floor boasts WEST exposure bringing in amazing natural light into the timeless open kitchen. Huge windows on either side allows sunshine all day! Generous size living room and adorable half bath complete the main floor. Upstairs there are 2 bedrooms and a shared bathroom, as well as a primary suite with walk in closet and an ensuite with a 5' shower! The basement is partially finished with a 4th bedroom! Walking distance to grocery stores, shopping, pet stores, restaurants, schools and easy access to the Henday - this location is 10/10.



#### **Essential Information**

MLS® # E4439155 Price \$415,000

Bedrooms 4

Bathrooms 2.50

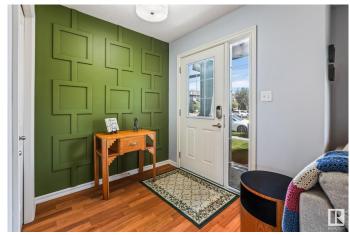
Full Baths 2

Half Baths 1

Square Footage 1,399

Acres 0.00







Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 118 63 Street

Area Edmonton

Subdivision Charlesworth

City Edmonton

County ALBERTA

Province AB

Postal Code T6X 0C1

#### **Amenities**

Amenities Off Street Parking, No Animal Home, No Smoking Home,

Storage-In-Suite

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Level

Land, Playground Nearby, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Ellerslie Campus School

Middle Ellerslie Campus School
High Elder Dr Francis Whiskeyja

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 70

Zoning Zone 53

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