

\$439,900 - 1436 63 Street, Edmonton

MLS® #E4444617

\$439,900

5 Bedroom, 3.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to the lovely southside community of Sakaw! You'll find this beautifully updated 4 level split home nestled on an expansive corner lot with a heated and finished double garage. Inside, the main floor features a spacious living room, a formal dining area, half bath and a good-sized kitchen that overlooks the lovely rear yard. Upper level offer three cozy bedrooms and a full bathroom. The lower 2 floors are fully finished, providing an open recreational space with fireplace, 2 more bedrooms and 2 more full bathrooms. (That's a total of 5 bedrooms and 4 bathrooms). Recent upgrades in the home include new shingles, new hot water tank, vinyl windows, fresh paint throughout, newer flooring, and solid countertops. This home is truly move-in ready!

Built in 1978

Essential Information

MLS® #	E4444617
Price	\$439,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,173
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	1436 63 Street
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1X7

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	10

Zoning

Zone 29

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 July 6th, 2025 at 9:17am MDT