

## \$450,000 - 1636 65 St, Edmonton

MLS® #E4446068

**\$450,000**

2 Bedroom, 2.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

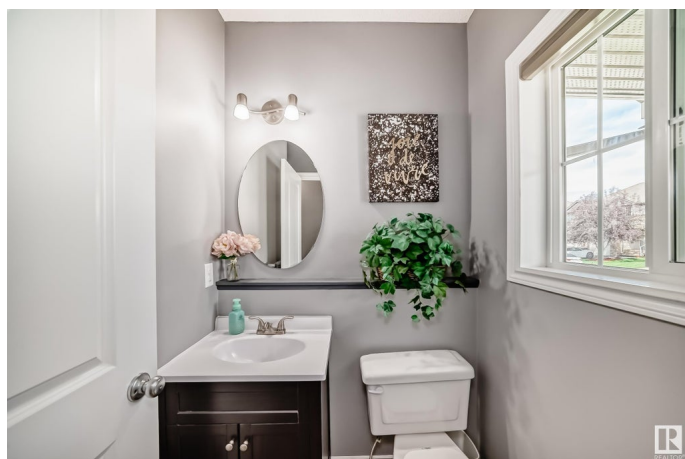
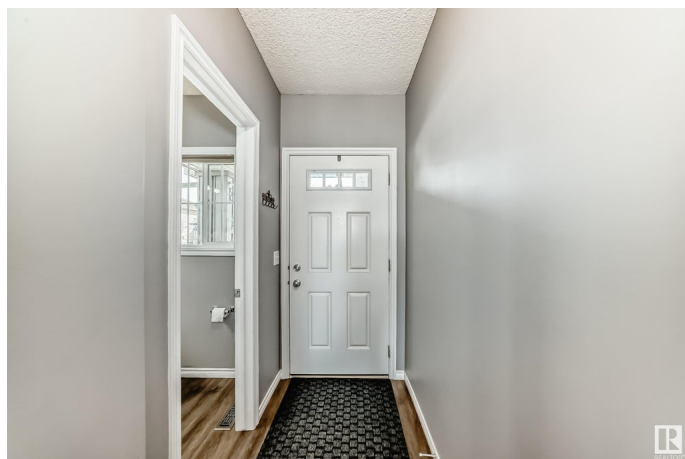
Walker, Edmonton, AB

Showhome condition, walk out Duplex in the community of Walker. The main floor has vinyl plank throughout, spacious kitchen with great cabinets and ceramic back splash. Large living and dinning area with gas fireplace and with access to a raised deck as well as a 2 piece bathroom. The second level offers a 2 master bedrooms with their own ensuites and ample closet space plus laundry room with new appliances . Fully finished walkout basement with a large recreation room which leads to a fully fenced landscaped back yard that features a huge stunning wooden patio deck, trees, storage shed, ideal for family gathering. Single car attached garage, air conditioning. This property is a must see!

Built in 2009

### Essential Information

MLS® #	E4446068
Price	\$450,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,225
Acres	0.00
Year Built	2009



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1636 65 St
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0M9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Television Connection, Vinyl Windows, Walkout Basement
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
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Days on Market 13

Zoning Zone 53

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Listing information last updated on July 17th, 2025 at 12:32pm MDT