

## \$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.

Built in 2006

### 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
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Middle	Ellerslie Campus School
High	Elder Dr Francis Whiskeyja

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	45
Zoning	Zone 53

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