

\$635,000 - 563 Byrne Crescent, Edmonton

MLS® #E4446852

\$635,000

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Walkout bungalow backing trees in prestigious Blackmud Creek Ravine, just steps to ravine trails and minutes to groceries, shops, & transit! This beautifully bright 2000-built home is flooded with natural light from oversized windows up and down. The main level features hardwood floors, a front den, spacious living room with gas fireplace flanked by windows, garden door to a raised deck with a serene view, and a white kitchen with corner pantry & large central island with undermount sink. The primary retreat offers a 4-pce ensuite with jetted tub, separate shower & a huge walk-in closet. A 2nd bedroom, full bath & laundry complete the main floor. The sweeping staircase leads to a 9' ceiling walkout basement with a massive family room, wet bar, stone patio, two large bedrooms, 3rd full bath & tons of storage. South-facing, fenced backyard. A rare opportunity to own in one of the area's most desirable pockets—this is your entry point into a high-value location!

Built in 2000

Essential Information

MLS® # E4446852

Price \$635,000

Bedrooms 4

Bathrooms 3.00



Full Baths	3
Square Footage	1,442
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	563 Byrne Crescent
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1E7

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Patio, Vinyl Windows, Walkout Basement, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Hillside, Landscaped, No Back Lane, No Through

Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Fee Otterson & R.Macadams
Middle	Fee Otterson & DSMacKenzie
High	Michael McCaffery & Dr. An

Additional Information

Date Listed	July 9th, 2025
Days on Market	14
Zoning	Zone 55

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