

# \$425,000 - 13712 63 Street, Edmonton

MLS® #E4452878

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,171 sqft  
Single Family on 0.00 Acres

York, Edmonton, AB

Bright & updated 1,170 sq. ft. bungalow in York! Sun-filled main floor with large windows, spacious living room with wood-burning fireplace, and refreshed kitchen featuring gas stove, sleek finishes & great storage. Three bedrooms and a 4pc bath complete the level. Fully redesigned 2023 in-law suite for extended family or rental potential. Enjoy a huge fenced backyard, insulated double garage, and extra double parking pad. Major upgrades include shingles (2022), HWT & furnace (2019), and windows (2023). Steps to York Park, minutes to Clareview Rec Centre, and close to Londonderry Mall & Manning Town Centre. Stylish, move-in ready, and perfectly located!

Built in 1964

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452878      |
| Price          | \$425,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,171         |
| Acres          | 0.00          |
| Year Built     | 1964          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13712 63 Street |
| Area        | Edmonton        |
| Subdivision | York            |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1R3         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | No Smoking Home, Parking-Extra, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached, Insulated, Parking Pad Cement/Paved       |

### Interior

|              |                                                                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dishwasher-Portable, Dryer, Hood Fan, Humidifier-Power(Furnace), Storage Shed, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                               |
| Fireplace    | Yes                                                                                                                                                                     |
| Fireplaces   | Corner, Mantel, Tile Surround                                                                                                                                           |
| Stories      | 2                                                                                                                                                                       |
| Has Suite    | Yes                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                     |
| Basement     | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                      |

### School Information

|            |             |
|------------|-------------|
| Elementary | York School |
|------------|-------------|

|        |                       |
|--------|-----------------------|
| Middle | Steele Heights School |
| High   | M.E. Lazerte School   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 02           |

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Listing information last updated on August 16th, 2025 at 10:02pm MDT