

\$999,999 - 13004 63 Av Nw, Edmonton

MLS® #E4461524

\$999,999

4 Bedroom, 3.00 Bathroom, 1,465 sqft

Single Family on 0.18 Acres

Grandview Heights (Edmonton), Edmonton, Alberta

Located deep in the heart of Grandview Heights, this immaculate home needs nothing but a family to move in & enjoy its many lovely features. With 1464â€™™ this open beam bungalow has a practical floor plan w/3 BDRMS, the primary w/3-pce ensuite & a 4-pce main bath. Enjoy the views of the beautifully landscaped yard through the large windows in the kitchen, living & dining areas. From the mudroom, step out back to access the double detached garage w/alley access, & enjoy family time & bar-b-qâ€™™s on the large private deck. Children can play safely in the fully fenced yard. The lower level has huge open spaces & can accommodate all kinds of activities. There is an additional BDRM, 3-pce bath, large laundry room, super cute retro bar & a spacious storage room. Updates & improvements are, white oak flooring, triple pane main floor windows (except the front sealed units), HE furnace, all 3 bathrooms & a beautiful kitchen w/Fisher Paykel SS appliances. Steps to the highly rated K-9 school this Gem is a must to view! (id:6289)

Built in 1962

Essential Information

Listing # E4461524

Price \$999,999

Bedrooms 4



Bathrooms	3.00
Square Footage	1,465
Acres	0.18
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	13004 63 Av Nw
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6H1S1

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill
Features	Treed, Flat site, Paved lane, Subdividable lot, Lane, Wet bar, Skylight
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Fan, Freezer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Royal LePage Noralta Real Estate
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Listing information last updated on October 16th, 2025 at 4:16pm MDT