

\$675,000 - 15819 63 Street, Edmonton

MLS® #E4449565

\$675,000

5 Bedroom, 3.00 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Solid as a rock! This unique California bilevel home with WALKOUT basement was built & maintained with the utmost of care & attention to detail for longevity. Offering comfortable heated flooring throughout the entire home, 5 bedrooms & 3 bathrooms, it's an ideal home for a growing family. The great room offers an open concept kitchen, dining, & living space with vaulted ceilings, cozy gas fireplace, & access to the exposed aggregate deck with built in bbq. Bright formal living & dining rooms easily accommodate larger gatherings. The basement holds a generous family/rec room, 2 bedrooms, 3pc bath, & 3 points of entry (walkout patio, garage, front entrance). There is a dedicated room roughed in for a second kitchen, & rough-ins for a bar as well. The lowest level offers a prep kitchen for winemaking, curing meats, etc. The yard features mature landscaping, aggregate & stone patio, & storage shed. Situated only steps from pathways, & close to parks, schools, & all amenities.

Built in 1995

Essential Information

MLS® #	E4449565
Price	\$675,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,812
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	15819 63 Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2R8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Patio, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Stove-Electric, Washer
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Oak Surround, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	20
Zoning	Zone 03

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