

## \$989,000 - 13004 63 Avenue, Edmonton

MLS® #E4461524

**\$989,000**

4 Bedroom, 3.00 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton, AB

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!

Built in 1962

### Essential Information

MLS® # E4461524

Price \$989,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,465                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 13004 63 Avenue              |
| Area        | Edmonton                     |
| Subdivision | Grandview Heights (Edmonton) |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6H 1S1                      |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Open Beam, Skylight, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Detached                                                                          |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Glass Door                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Treed Lot |
| Roof              | Tar & Gravel                                                                                                                                                                                |
| Construction      | Wood, See Remarks                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Grandview Heights    |
| Middle     | Grandview Heights    |
| High       | Strathcona Composite |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 15           |

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Listing information last updated on October 16th, 2025 at 7:47pm MDT