

## \$587,000 - 16509 63a Street, Edmonton

MLS® #E4429293

### \$587,000

4 Bedroom, 3.00 Bathroom, 1,591 sqft  
Single Family on 0.00 Acres

Matt Berry, Edmonton, AB

Welcome to this beautifully maintained 4-bedroom bi-level in a quiet cul-de-sac, complete with central vac and A/C. A spacious foyer opens to a bright, vaulted main floor with hardwood, stunning light fixtures & a cozy living room featuring a custom fireplace mantel. The kitchen boasts new quartz counters, a bay window, Maytag SS appliances, silgranit sink w/ garburator & patio doors leading to a sunny south-facing deck - two spacious bedrooms & a 4-pc bath complete this level. Just steps up, the private primary suite fits a king bed, with a walk-in closet & luxurious ensuite featuring a custom tiled oversized shower w/ heated floors & bench, smart toilet & vanity. The lower level offers a warm family room, 4th bedroom, 4-pc bath & laundry. Heated garage w/ epoxy flooring, 220V, workbench & storage. A beautifully landscaped yard with hot tub, gazebo, storage shed w/ electricity & under-deck dry storage. Easy access to the Henday & lots of amenities close by including schools & groceries etc.

Built in 2005

### Essential Information

MLS® #	E4429293
Price	\$587,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,591
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16509 63a Street
Area	Edmonton
Subdivision	Matt Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M9

### **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Tub, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks

Parking Spaces 4

Parking Double Garage Attached

### **Interior**

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 3

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 4:02am MDT