

## \$695,000 - 11340 63 Street, Edmonton

MLS® #E4439480

**\$695,000**

4 Bedroom, 2.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

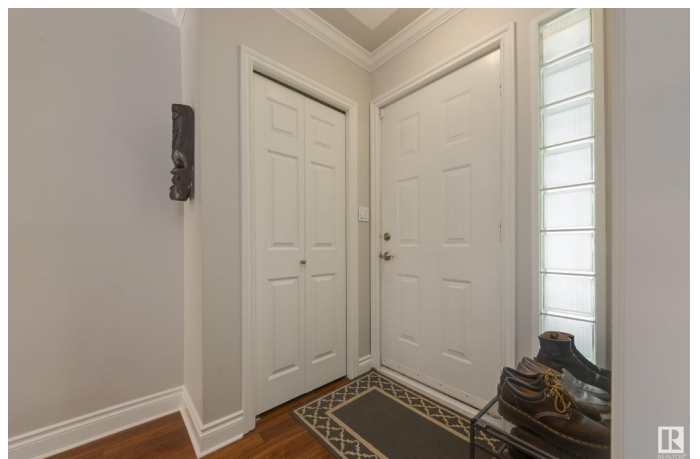
You'll fall in love with this stunning Highlands home. Numerous upgrades make this home move-in ready, while the character has been thoughtfully retained. Sunlight pours through large east and west facing windows in the living and dining rooms. The kitchen was redone in 2017 and features a wall of windows overlooking the back yard, a desk with cookbook storage, and an exposed brick chimney. There's a large bedroom and a full bath on the main floor, ideal for a primary suite, guest room or home office. Upstairs you'll find two big bedrooms including the primary with ensuite & walk-in closet! There's a 4th bedroom in the finished basement with a 2-piece bath as well. Redeveloped in 2002 the basement has a big family room and plenty of storage! The back yard is your private park with a large deck (2023), privacy fence (2020), fire pit and veggie garden! Highlands K-9 school and Highlands Park are each just a few blocks away and the river valley is just a stroll away! NEW OVERSIZED DOUBLE GARAGE IN 2023! I

Built in 1948

### Essential Information

MLS® # E4439480

Price \$695,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11340 63 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4E8

### Amenities

Amenities	Deck, Fire Pit, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Highlands School
Middle	Highlands School
High	Eastglen

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 09

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 June 6th, 2025 at 1:02pm MDT