

\$449,999 - 123 63 Street, Edmonton

MLS® #E4462632

\$449,999

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome Home! Step into this beautiful 3 bedroom ,1464 Sqft. home built by Homes by AVI, perfectly situated on a quiet street in the neighbourhood of Charlesworth, family friendly street with easy access to all amenities. This home features a double detached garage , Laminate flooring, a new roof, and a newer hot water tank. Inside you'll find three bedrooms ,3 bathrooms a spacious primary master suite complete with a walk-in closet. The kitchen boasts rich maple cabinets , and the large deck is perfect for relaxing and entertaining guests. Pride of ownership shows throughout this well-maintained home -its move in ready and ideal for first-time buyers. Don't miss out!

Built in 2007

Essential Information

MLS® #	E4462632
Price	\$449,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2007
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	123 63 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C1

Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	12
Zoning	Zone 53

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 October 29th, 2025 at 4:32pm MDT