

## \$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	4
Zoning	Zone 03

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