

## \$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 | 10              |
| Zoning         | Zone 03         |

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Listing information last updated on August 3rd, 2025 at 8:47pm MDT