

Courtesy Of Justin D Layton Of RE/MAX River City

## **\$895,000 - 12915 63 Avenue, Edmonton**

MLS® #E4428777

**\$895,000**

5 Bedroom, 3.00 Bathroom, 1,707 sqft  
Single Family on 0.00 Acres

Grandview Heights (Edmonton), Edmonton,  
AB

Fantastic opportunity in the prestigious neighbourhood of Grandview Heights to call this spacious executive bungalow which is sure to impress your new home! With over 1700 Sq. Ft. on the main level and an additional 1590 Sq. Ft. of finished living space in the fully finished basement and situated on an 800 Sq. Meter lot with South facing backyard. The home features 5 total bedrooms, with 3 bedrooms on the main level and 2 additional bedrooms in the finished basement, plus two and a half bathrooms and a double attached front drive garage. Upgrades include a renovated kitchen, updated windows and a freshly painted rear deck. Additional key features include: Hardwood flooring, 2 fireplaces, main floor laundry, tons of natural light from the numerous large windows and private backyard setting with mature landscaping. Walking distance to Grandview Heights School and the River Valley walking trails. Conveniently located with easy access to the University of Alberta, Saville Community Sports Centre and Downtown.

Built in 1964

### **Essential Information**

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Price	\$895,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,707
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12915 63 Avenue
Area	Edmonton
Subdivision	Grandview Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1R9

### **Amenities**

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### **School Information**

Elementary	Grandview Heights School
Middle	Grandview Heights School
High	Strathcona School

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	Zone 15

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Listing information last updated on April 5th, 2025 at 1:47am MDT