

# \$350,000 - 1419 63 Street, Edmonton

MLS® #E4455692

## \$350,000

3 Bedroom, 1.00 Bathroom, 1,141 sqft  
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

ACCESSIBLE HOME with ramps ready for your vision. This property needs a full update, but there is so much potential. One of the bedrooms and the bathroom are made to allow for a wheelchair access. The main floor also has a generously sized kitchen, living room, and 2 other bedrooms. The basement is unfinished, but with the SIDE ENTRY, to suite this property is entirely doable. The backyard needs a serious sprucing up (pun intended), but again there is so much you can do with this large bungalow, garage, and lot. Located in a great family community, this home is meant for a wide variety of buyers. Make this your next home or investment today!



Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455692               |
| Price          | \$350,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,141                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1419 63 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1L1        |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Barrier Free Home |
| Parking   | Over Sized, Single Garage Detached                                  |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 17                  |
| Zoning         | Zone 29             |

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Listing information last updated on September 19th, 2025 at 8:17pm MDT