

\$695,000 - 11340 63 Street, Edmonton

MLS® #E4439480

\$695,000

4 Bedroom, 2.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

You'll fall in love with this stunning Highlands home. Numerous upgrades make this home move-in ready, while the character has been thoughtfully retained. Sunlight pours through large east and west facing windows in the living and dining rooms. The kitchen was redone in 2017 and features a wall of windows overlooking the back yard, a desk with cookbook storage, and an exposed brick chimney. There's a large bedroom and a full bath on the main floor, ideal for a primary suite, guest room or home office. Upstairs you'll find two big bedrooms including the primary with ensuite & walk-in closet! There's a 4th bedroom in the finished basement with a 2-piece bath as well. Redeveloped in 2002 the basement has a big family room and plenty of storage! The back yard is your private park with a large deck (2023), privacy fence (2020), fire pit and veggie garden! Highlands K-9 school and Hlghlands Park are each just a few blocks away and the river valley is just a stroll away! NEW OVERSIZED DOUBLE GARAGE IN 2023! I

Built in 1948

Essential Information

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Price \$695,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11340 63 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4E8

Amenities

Amenities	Deck, Fire Pit, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Highlands School
Middle	Highlands School
High	Eastglen

Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 09

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