

\$439,900 - 1436 63 Street, Edmonton

MLS® #E4444617

\$439,900

5 Bedroom, 3.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to the lovely southside community of Sakaw! You'll find this beautifully updated 4 level split home nestled on an expansive corner lot with a heated and finished double garage. Inside, the main floor features a spacious living room, a formal dining area, half bath and a good-sized kitchen that overlooks the lovely rear yard. Upper level offer three cozy bedrooms and a full bathroom. The lower 2 floors are fully finished, providing an open recreational space with fireplace, 2 more bedrooms and 2 more full bathrooms. (That's a total of 5 bedrooms and 4 bathrooms). Recent upgrades in the home include new shingles, new hot water tank, vinyl windows, fresh paint throughout, newer flooring, and solid countertops. This home is truly move-in ready!

Built in 1978

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444617 |
| Price | \$439,900 |
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,173 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1436 63 Street |
| Area | Edmonton |
| Subdivision | Sakaw |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 1X7 |

Amenities

| | |
|----------------|---|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Heated, Insulated |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 9 |

Zoning

Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 3:02am MDT