

Courtesy Of Iram Sikandar and Parveen K Saroye Of MaxWell Polaris

## \$437,999 - 1631 64 Street, Edmonton

MLS® #E4424499

**\$437,999**

4 Bedroom, 2.50 Bathroom, 1,466 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this exceptional duplex in Walker Lakes! Upon entering, you'll be welcomed by soaring two-story ceilings and a mudroom complete with custom cubbies and benches for plenty of storage. The main level features a bright, open design with a contemporary kitchen equipped with stainless steel appliances, abundant counter space, and a corner pantry. The dining area and spacious living room include a cozy corner gas fireplace and sliding doors that lead to the backyard deck. Upstairs, you'll find a bonus living room with vaulted ceilings and large windows, along with three bedrooms and two full bathrooms. The primary suite boasts a 4-piece ensuite and a walk-in closet. The backyard is beautifully landscaped, featuring a spacious deck, mature trees, and a fenced yard. The finished basement includes a family area, an additional bedroom, and laundry space. This home combines comfort, style, and functionality â€” don't let this opportunity pass you by!

Built in 2009

### Essential Information

MLS® #	E4424499
Price	\$437,999
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1631 64 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shauna May Seneca School
Middle	Shauna May Seneca School
High	Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	35
Zoning	Zone 53

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