

## \$359,900 - 13120 63 Street, Edmonton

MLS® #E4451200

**\$359,900**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to the charming community of Belvedere, where this sturdy bungalow awaits its next family to thrive + grow. Whether you're looking for a family home or an investment property, this residence offers remarkable potential with its versatile layout + welcoming atmosphere. The main floor is designed to capture the essence of warmth + comfort. The living room, graced with a large picture window, invites an abundance of natural sunlight to brighten your day. This floor includes primary, two additional bedrooms, 4 piece bathroom, kitchen + dining area. The basement of this bungalow extends the living possibilities with its spacious + functional design. A large rec room ideal for family gatherings or a home theatre. Plus you have the 4th bedroom and 3-Piece bath with jetted tub. Step outside to discover a beautifully landscaped backyard, a true retreat for relaxation + entertainment. Double garage and updates over the last few years Shingles 2023, Furnace 2019, HWT 2022.

Built in 1957

### Essential Information

MLS® # E4451200

Price \$359,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13120 63 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0W8

### **Amenities**

Amenities	On Street Parking
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 5th, 2025

Days on Market                1

Zoning                              Zone 02

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