

## \$415,000 - 118 63 Street, Edmonton

MLS® #E4439155

**\$415,000**

4 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

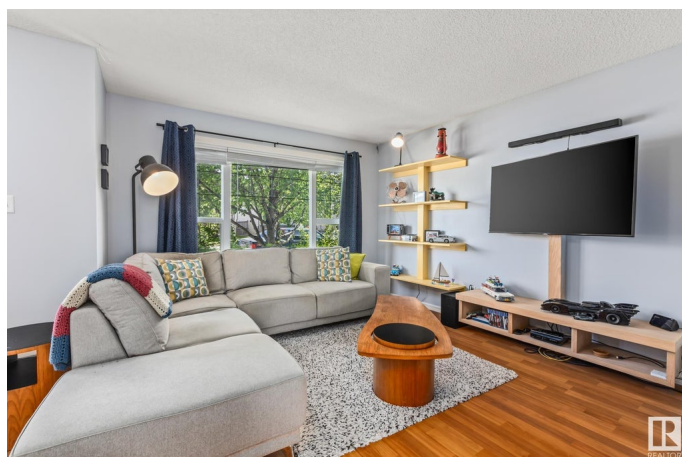
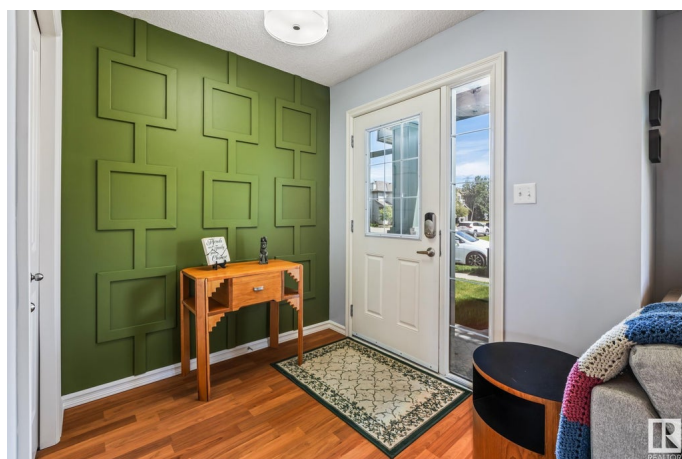
Charlesworth, Edmonton, AB

Welcome to the cutest house in Charlesworth! This 1398 sq ft 3 bed, 2.5 bath home is cute as a button with incredible curb appeal featuring beautiful stone detail. Main floor boasts WEST exposure bringing in amazing natural light into the timeless open kitchen. Huge windows on either side allows sunshine all day! Generous size living room and adorable half bath complete the main floor. Upstairs there are 2 bedrooms and a shared bathroom, as well as a primary suite with walk in closet and an ensuite with a 5' shower! The basement is partially finished with a 4th bedroom! Walking distance to grocery stores, shopping, pet stores, restaurants, schools and easy access to the Henday - this location is 10/10.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439155  |
| Price          | \$415,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,399     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 118 63 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0C1       |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking   | Parking Pad Cement/Paved                                              |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Partially Finished                                                                           |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                         |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Ellerslie Campus School |
|------------|-------------------------|

|        |                            |
|--------|----------------------------|
| Middle | Ellerslie Campus School    |
| High   | Elder Dr Francis Whiskeyja |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 53        |

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Listing information last updated on August 11th, 2025 at 3:17am MDT