

## \$425,000 - 1610 64 Street, Edmonton

MLS® #E4447263

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this well-maintained two-storey half-duplex in the desirable community of Walker! This spacious home offers an open-concept main floor featuring a generous kitchen with ample cabinetry, a large island with an eating bar, & a cozy gas fireplace in the living room. The dining area leads to patio doors opening to a private, fully fenced yardâ€”perfect for outdoor enjoyment. Flooring throughout includes a combination of carpet, laminate, & linoleum for comfort and durability. Upstairs, the large primary bedroom includes a 3-pc ensuite & ample closet space, accompanied by two more sizeable bedrooms & a 4-pc main bath. The bright, unfinished basement includes roughed-in plumbing & enlarged windows, awaiting your personal touch. Newer roof (2021) and single attached garage for added convenience. Located near schools, parks, walking trails, shopping, & restaurants, with quick access to Ellerslie Road, Anthony Henday Drive, & Highway 2â€”this home offers comfort, flexibility, & location-All it needs is YOU!

Built in 2009

### Essential Information

MLS® # E4447263

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,324         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1610 64 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0N2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Flat Site, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Shauna May Seneca School   |
| Middle     | Shauna May Seneca School   |
| High       | Francis Whiskeyjack School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 53         |

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Listing information last updated on July 17th, 2025 at 11:47am MDT