

# \$344,800 - 13124 63 Street, Edmonton

MLS® #E4459914

## \$344,800

5 Bedroom, 2.00 Bathroom, 1,055 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Discover this versatile 5-bedroom, 2-bath bungalow in the heart of Belvedere, Edmonton—a perfect neighbourhood for families and investors alike! The main floor offers 3 spacious bedrooms with hardwood floors, a bright kitchen, and convenient laundry. The fully finished lower level features its own kitchen, 2 bedrooms, full bath, and laundry—ideal for extended family. Outside, enjoy a large, well-kept yard and a double detached garage with plenty of room for vehicles, storage, or a workshop. With schools, parks, shopping, and public transit all nearby, this Belvedere bungalow delivers space, flexibility, and unbeatable value!

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459914               |
| Price          | \$344,800              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13124 63 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0W8         |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas |
| Parking   | Double Garage Detached                   |

### Interior

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                |
| Stories      | 2                                                                                                        |
| Has Basement | Yes                                                                                                      |
| Basement     | Full, Finished                                                                                           |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 02              |

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