

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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Listing information last updated on April 11th, 2025 at 6:17pm MDT