

## \$449,999 - 123 63 Street, Edmonton

MLS® #E4462632

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome Home! Step into this beautiful 3 bedroom ,1464 Sqft. home built by Homes by AVI, perfectly situated on a quiet street in the neighbourhood of Charlesworth, family friendly street with easy access to all amenities. This home features a double detached garage , Laminate flooring, a new roof, and a newer hot water tank. Inside you'll find three bedrooms ,3 bathrooms a spacious primary master suite complete with a walk-in closet. The kitchen boasts rich maple cabinets , and the large deck is perfect for relaxing and entertaining guests. Pride of ownership shows throughout this well-maintained home -its move in ready and ideal for first-time buyers. Don't miss out!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462632      |
| Price          | \$449,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |



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

### Community Information

|             |               |
|-------------|---------------|
| Address     | 123 63 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0C1       |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                          |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 53            |

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Listing information last updated on October 27th, 2025 at 2:17pm MDT