

## \$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
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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	12
Zoning	Zone 53

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Listing information last updated on July 23rd, 2025 at 3:02pm MDT