# \$439,900 - 1636 65 St, Edmonton

MLS® #E4446068

## \$439,900

2 Bedroom, 2.50 Bathroom, 1,225 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Showhome condition, walk out Duplex in the community of Walker. The main floor has vinyl plank throughout, spacious kitchen with great cabinets and ceramic back splash. Large living and dinning area with gas fireplace and with access to a raised deck as well as a 2 piece bathroom. The second level offers a 2 master bedrooms with their own ensuites and ample closet space plus laundry room with new appliances . Fully finished walkout basement with a large recreation room which leads to a fully fenced landscaped back yard that features a huge stunning wooden patio deck, trees, storage shed, ideal for family gathering. Single car attached garage, air conditioning. This property is a must see!



#### **Essential Information**

MLS® # E4446068 Price \$439,900

Bedrooms 2

Bathrooms 2.50

Full Baths 2

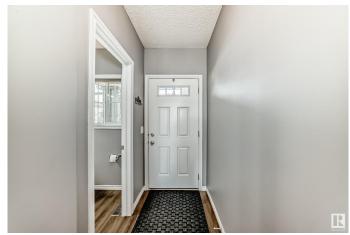
Half Baths 1

Square Footage 1,225

Acres 0.00

Year Built 2009







Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 1636 65 St
Area Edmonton
Subdivision Walker
City Edmonton

Province AB

Postal Code T6X 0M9

### **Amenities**

County

Amenities Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke,

Front Porch, Hot Water Natural Gas, No Smoking Home, Television

Connection, Vinyl Windows, Walkout Basement

Parking Single Garage Attached

**ALBERTA** 

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 65

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 9:17am MDT