

## \$419,900 - 15112 64 Street, Edmonton

MLS® #E4448974

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

McLeod, Edmonton, AB

Beautifully maintained home in McLeod, with amazing curb appeal. From the moment you walk in, pride of ownership is evident throughout this 4 level split, with numerous upgrades during the last few years. NEW WINDOWS (2022), NEW SHINGLES (2017), NEW FURNACE (2010), NEW GARAGE DOOR (2016), NEW ZEBRA BLINDS (2024), NEW FLOORING THROUGHOUT (2017), NEW FRIDGE & STOVE (2018), NEW VACCUM SYSTMEM (2017). The main floor offers a large living room with an electric fireplace, while the spacious kitchen overlooks the stunning west facing yard. Upstairs there are 3 generous sized bedrooms with a half bath in the primary bedroom, and 4 pc bath. The third level offers a very bright and spacious family room, with extra large windows, a dry bar and another half bath. Other features include, a DOUBLE OVERSIZED GARAGE, BEAUTIFUL LANDSCAPING WITH FRUIT TREES (apple and pear), a GARDEN BEHIND THE GARAGE, complete with an UNDERGROUND SPRINKLER SYSTEM front and back.

Built in 1969

### Essential Information

MLS® # E4448974

Price \$419,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,149                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15112 64 Street |
| Area        | Edmonton        |
| Subdivision | Mcleod          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 2C5         |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, Sprinkler Sys-Underground, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                                        |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                              |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, |

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
|              | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                   |
| Construction | Wood, Stucco, Vinyl                                                |
| Foundation   | Concrete Perimeter                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 02         |

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Listing information last updated on August 3rd, 2025 at 2:32pm MDT