



## 13223 63 Street Edmonton AB

\$379,900

Welcome to this lovingly cared for bungalow in Belvedere (the 2nd & current owner since 1968)! Great value for 1st time home buyers or investors looking for a property on a full-sized lot in a mature, established community. Featuring 4 bedroom (3 up 1 down), with beautifully maintained hardwood floors, solid counter tops, a new hi-efficiency furnace and a spacious basement. Outside you will find a large brick patio, a natural gas BBQ hook up, and an excellent steel gazebo overlooking a meticulously landscaped back yard planted with perennials and a beautiful mature garden. The double detached garage is oversized, insulated, with a workspace & 220 service. There is ample parking on the large driveway, that can accommodate an RV. A short walk to Belvedere School, and a 5 minute drive to Steele Heights and ME LaZerte high school, the Yellowhead freeway, Wayne Gretzky Drive, and the Belvedere LRT station, gives you convenient access to the whole city, no matter how you get around!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

leeyule@gmail.com  
<http://www.leeyule.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)