

\$767,900 - 1831 63 Avenue, Nisku

MLS® #E4456260

\$767,900

5 Bedroom, 4.00 Bathroom, 2,350 sqft
Single Family on 0.00 Acres

None, Nisku, AB

Welcome to this stunning 2,350 sqft UPGRADED 2-storey home located in a great new community featuring 9ft ceilings on all levels with an open-concept layout designed to impress. The main floor features a spacious chef’s kitchen with custom cabinetry, stainless steel appliances, large island & walk-through pantry, plus a dining area perfect for gatherings. The open-to-below living room is filled with natural light, creating a grand focal point. Upstairs you’ll find 3 bedrooms, 2.5 baths including a luxurious primary suite, and a versatile bonus room. Oversized double garage offers plenty of parking & storage. The fully finished basement includes a SELF-CONTAINED LEGAL 2-bedroom suite—an incredible income opportunity! Complete with full landscaping, premium finishes, and turn-key convenience, this home is truly better than new and offers the perfect blend of luxury & function with revenue potential!

Built in 2023

Essential Information

MLS® #	E4456260
Price	\$767,900
Bedrooms	5
Bathrooms	4.00



Full Baths	4
Square Footage	2,350
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1831 63 Avenue
Area	Nisku
Subdivision	None
City	Nisku
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Guest Suite, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Zoning	Zone 80

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Listing information last updated on September 5th, 2025 at 6:02pm MDT