

# \$469,900 - 17711 64 Street, Edmonton

MLS® #E4437529

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,602 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Are you and your family looking for a new home? Welcome to this beautifully maintained half duplex in McConachie. This 3-bedroom home features a spacious and functional open-concept floor plan, perfect for today’s busy family. Enjoy a cozy living area with a fireplace, a modern kitchen with stainless steel appliances, and a deck ideal for relaxing or entertaining. The primary bedroom includes an ensuite, and the convenience of upstairs laundry adds to the thoughtful layout. Professionally cleaned and move-in ready, this home offers immediate possession. Located close to schools, shopping, and with easy access to the Anthony Henday, this property has it all!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437529  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,602     |
| Acres          | 0.00      |
| Year Built     | 2019      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17711 64 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Insert  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 27             |

## Zoning

## Zone 03

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Listing information last updated on June 15th, 2025 at 11:02pm MDT