

## **\$579,888 - 17638 63a Street, Edmonton**

MLS® #E4448320

**\$579,888**

3 Bedroom, 2.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this IMMACULATE 3 Bedroom Home with a MAGICAL GARDEN RETREAT! This gem welcomes you with a GRAND FOYER, open-concept kitchen with QUARTZ countertops, TOP OF THE LINE appliances, exquisite BACKSPLASH and pantry. The spacious living and dining rooms lead you to a DREAM BACKYARD featuring a stunning DECK, GAZEBO, an AWNING for EXTRA SHADE on your BBQ PATIO, a gorgeous STORAGE SHED and LUSH PLANTING strategically placed for spring & summer all round blooms. Upstairs includes a primary suite with a WALK-IN CLOSET and 5-pc ENSUITE, two additional bedrooms, a full 4-PC bath, a spacious BONUS ROOM and an upstairs laundry room. The FINISHED BASEMENT offers a SEPARATE SIDE ENTRANCE, a LARGE REC ROOM for entertainment, extra storage and play space. Stay cool inside with central A/C and enjoy a well organized DOUBLE ATTACHED GARAGE with tons of SHELVEING and a WORKBENCH. This oneâ€™s a rare find - full of charm, comfort and nature-infused tranquility!

Built in 2020

### **Essential Information**

MLS® #

E4448320



Price	\$579,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,819
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17638 63a Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Y8

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

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

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	Zone 03

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Listing information last updated on July 18th, 2025 at 7:47am MDT