

## \$450,000 - 17711 64 Street, Edmonton

MLS® #E4443830

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this Amazing Half Duplex located in the family community of McConachie. Park in the Double Attached garage or on the driveway and make your way inside. Main floor has an open concept living room with fireplace, dining room and kitchen with all stainless steel appliances and good size pantry, a half bath and large entrance to keep all your shoes, boots and jackets. Make your way upstairs where you will find 3 great sized bedrooms, the primary has a walk in closet and 3-piece bathroom, Laundry room, and a 4-piece bathroom. The basement is unfinished and waiting for you to make it your own. Spend your summer nights on the big deck or in the back yard that has plenty of room for the kids and/or pets to run around. Close to Schools, shopping, golfing and close to the Anthony Henday.

Built in 2019

### Essential Information

MLS® #	E4443830
Price	\$450,000
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, Detectors Smoke, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 23rd, 2025

Days on Market 12

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 1:48pm MDT