

# \$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	26

## 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 June 15th, 2025 at 11:17am MDT