

## \$469,900 - 17716 64 Street, Edmonton

MLS® #E4461440

### \$469,900

3 Bedroom, 2.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautiful 2-storey single-family home offering a blend of style and functionality! The main floor features hardwood flooring throughout the open-concept living room, dining nook, and modern kitchen. The spacious kitchen includes a large island with extended quartz countertops—perfect for meal prep and entertaining. A convenient 2-piece bath, rear mudroom with storage, and access to the rear deck and garage cement pad complete the main level. Upstairs, you’ll find carpet flooring, a bright primary bedroom with a walk-in closet and a 5-piece ensuite with lino flooring. Two additional bedrooms, a 4-piece main bath, and a laundry room (both with lino flooring) complete the upper level. The basement awaits your personal touch, offering 9-foot ceilings and plenty of space for future development. This home offers comfort, practicality, and potential in every corner!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461440  |
| Price      | \$469,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,527                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17716 64 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X4         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Front Porch        |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, 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, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | École la Découverte   |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 03           |

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Listing information last updated on November 2nd, 2025 at 11:17am MST