

## \$549,900 - 17211 64 Street, Edmonton

MLS® #E4441972

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful upgraded air-conditioned home in McConachie – this stunning property has been enhanced in every way. Step in to find a chef’s dream kitchen with vinyl plank flooring, stainless steel appliances, and a gas range. Upstairs, unwind in the spacious bonus room – ideal for watching the game – then retreat to the primary suite boasting a 5-piece ensuite with heated floors. Two additional sizeable bedrooms and a 4-piece bath complete the upper level. The fully finished basement offers a large recreation area perfect for kids’ playtime or entertaining guests. Vehicle lovers will appreciate the double attached heated garage with floor drain. Outdoors, enjoy composite decking overlooking a landscaped yard backing onto green space – McConachie is known for its interconnected pathways, parks, ponds, and community feel, with nearby amenities like Manning Town Centre, LRT access, and recreation centres. Don’t miss out – this home won’t last!

Built in 2021

### Essential Information

MLS® # E4441972

Price \$549,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,663                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 17211 64 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3T6         |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Attached       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Landscaped, Schools, See Remarks |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                4  
Zoning                              Zone 03

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