

# \$485,000 - 17723 64 Street, Edmonton

MLS® #E4443801

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,968 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the pinnacle of refined living in the sought-after McConachie area at 17723 64 St. This exceptional duplex residence offers a spacious 1900 sq ft layout, featuring four bedrooms and three and a half bathrooms designed to accommodate every member of your family in comfort and style. With a bonus room included, you'll have the flexibility to create a home office, entertainment space, or whatever suits your lifestyle best. Impeccably crafted with modern finishes and thoughtful design, this home provides the perfect balance of functionality and sophistication. Welcome to your new oasis in McConachie, where luxury and convenience converge seamlessly.

Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4443801      |
| Price          | \$485,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,968         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17723 64 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X3         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck |
| 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-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                           |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 03         |

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