

## \$448,000 - 17724 64 Street, Edmonton

MLS® #E4444696

**\$448,000**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Marvellous in McConachie! Nestled at the top end of the community sits this gem. Walking trails and green space at the end of the block - all the shops are mere moments away. Open concept living space on the main floor with living, dining, kitchen flowing seamlessly throughout, 2 pc bathroom and huge windows to let in light make this space inviting. Luxury vinyl plank, sparkling granite and all SS appliances complete the main floor package! 2 full (4 pc) Bathrooms and UPSTAIRS LAUNDRY make this an ideal home for busy people. Primary room with ensuite, walk in closet & vaulted ceilings has heaps of space. 2 sunny south facing bedrooms round out the 2nd floor. Don't forget the unfinished basement; create your ideal space in this well lit generous area. The easy to care for landscaping won't take time from exploring your new community! This new subdivision is family friendly with Excellent Transportation, Amenities, Abundant green spaces and Amazingly Affordable homes like this one!

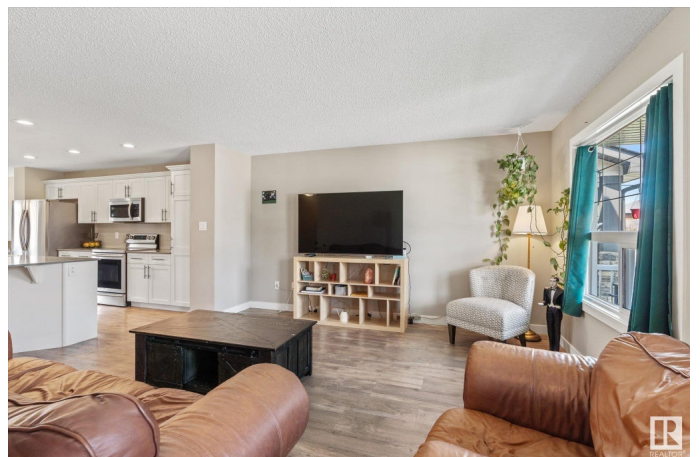
Built in 2018

### Essential Information

MLS® # E4444696

Price \$448,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17724 64 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X3

### Amenities

Amenities	On Street Parking, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	12
Zoning	Zone 03

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Listing information last updated on July 9th, 2025 at 10:33am MDT