# \$564,900 - 17740 63 Street, Edmonton

MLS® #E4438730

## \$564,900

3 Bedroom, 3.00 Bathroom, 1,599 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Quality Built Home by Award Winning Montorio Homes includes: Air conditioning, Gemstone exterior lights, 3 Bedrooms, 3 full bathrooms, air conditioning, upgraded paneling and decorative features, 9' Ceiling and luxury vinyl plank on the main floor, all appliances - fridge, stove, dishwasher, washer, dryer, microwave included, gas water heater, smart home security system, speaker system, all window coverings, upgraded quartz countertops, upgraded high quality slow close cabinetry, double detached garage, fully landscaped corner lot, and a completed rear deck. SEPARATE ENTRANCE for potential income suite! Easy Access to the Anthony Henday, Close to all Amenities, Shopping and Schools. \*Photos are of the actual home



### **Essential Information**

MLS® # E4438730 Price \$564,900

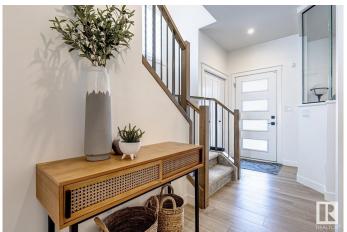
Bedrooms 3

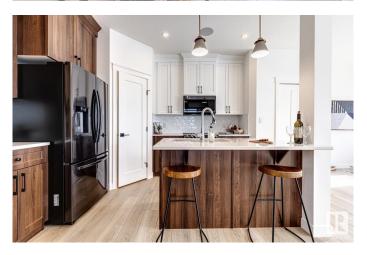
Bathrooms 3.00

Full Baths 3

Square Footage 1,599 Acres 0.00 Year Built 2021







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 17740 63 Street

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3C5

## **Amenities**

Amenities Air Conditioner

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 27th, 2025

Days on Market 12

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 8th, 2025 at 11:17am MDT