

## **\$525,000 - 17719 64 Street, Edmonton**

MLS® #E4440108

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,808 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

LARGE Half Duplex in McConachie, w/ 2 KITCHENS, RARE 4 BEDROOMS UP & NO CONDO FEES! GREAT curb appeal w/ CONTRASTING exterior finishes that make it POP! A SOARING CEILING greets you, work in the open, BRIGHT DEN, perfect for a home office. LVP flooring on main floor is easy to keep, a 2 piece guest bath is found at the end of the hallway. Cook in the fresh WHITE ISLAND KITCHEN, w/ CORNER PANTRY, GRANITE counters & STAINLESS appliances. Eat in the DINING room accessing the DECK & FULLY FENCED yard! Relax in the SPACIOUS living room, perfect for movie nights. Upper floor has 4 bedrooms including a Primary w/a WALKIN CLOSET & 4 piece PRIVATE ensuite. The BONUS ROOM can be a study or 2nd den. Another full bath services the other bedrooms. Basement is FULLY FINISHED w/ lvp, 2nd KITCHEN has glossy white cabinets w/ QUARTZ counters, a STORAGE AREA, full bath w/ laundry facility, bedroom, living room & utility area. Park in the DOUBLE ATTACHED garage, it will keep your cars cozy! See it you'll LOVE this place!

Built in 2018

### **Essential Information**

MLS® #	E4440108
Price	\$525,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17719 64 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X3

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belvedere School
Middle	Steele Heights
High	M.E. LaZerte

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	39
Zoning	Zone 03

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