

## \$460,000 - 17712 64, Edmonton

MLS® #E4458624

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautiful 1611 sqft well-maintained home in the McConachie. Step inside the welcoming front entrance, with an inviting living room with beautiful laminate flooring and electric fireplace opens to the stunning kitchen, with quartz countertops, stainless steel appliances, beautiful cabinetry and plenty of storage and laundry. The dining area is perfect for family dinners and overlooks the fully landscaped backyard. Upstairs primary room boost it's ensuite bath with a private 4pc ensuite with his and her sink and large walk-in closet , two more bedrooms and 3pc bath . Fence has been installed recently. Easy access to Henday, Hwy2, close to schools, shopping and endless recreation options. This one is truly a delight - welcome home!.

Built in 2018

### Essential Information

MLS® #	E4458624
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,611
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17712 64
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Rear Drive Access

### Interior

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

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 19th, 2025
Days on Market	3

## Zoning

## Zone 03

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Listing information last updated on September 22nd, 2025 at 2:32am MDT