

## \$550,000 - 17719 64 Street, Edmonton

MLS® #E4440108

**\$550,000**

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  | \$550,000 |



|                |               |
|----------------|---------------|
| 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 | 24             |
| Zoning         | Zone 03        |

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Listing information last updated on June 27th, 2025 at 10:17am MDT