

## \$549,900 - 17211 64 Street, Edmonton

MLS® #E4441972

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful upgraded air-conditioned home in McConachie – this stunning property has been enhanced in every way. Step in to find a chef’s dream kitchen with vinyl plank flooring, stainless steel appliances, and a gas range. Upstairs, unwind in the spacious bonus room – ideal for watching the game – then retreat to the primary suite boasting a 5-piece ensuite with heated floors. Two additional sizeable bedrooms and a 4-piece bath complete the upper level. The fully finished basement offers a large recreation area perfect for kids’ playtime or entertaining guests. Vehicle lovers will appreciate the double attached heated garage with floor drain. Outdoors, enjoy composite decking overlooking a landscaped yard backing onto green space – McConachie is known for its interconnected pathways, parks, ponds, and community feel, with nearby amenities like Manning Town Centre, LRT access, and recreation centres. Don’t miss out – this home won’t last!

Built in 2021

### Essential Information

MLS® # E4441972

Price \$549,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,663
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17211 64 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3T6

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025

Days on Market                4

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 16th, 2025 at 11:32am MDT