

## \$465,000 - 17513 65 Street, Edmonton

MLS® #E4451971

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This beautifully maintained half duplex is located the heart of McConachie with 3 beds, two and a half baths and plenty of room to roam . With a spacious attached double car garage there is plenty of room to park cars or for extra storage. The backyard is ample and very well landscaped with a gorgeous deck to entertain guests on. With great finishes , ceiling high cabinets and a well maintained exterior this home has it all.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451971      |
| Price          | \$465,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,586         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 17513 65 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4A7         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached                                          |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 03          |

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Listing information last updated on August 24th, 2025 at 6:47pm MDT