

# \$485,000 - 17723 64 Street, Edmonton

MLS® #E4443801

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,968 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the pinnacle of refined living in the sought-after McConachie area at 17723 64 St. This exceptional duplex residence offers a spacious 1900 sq ft layout, featuring four bedrooms and three and a half bathrooms designed to accommodate every member of your family in comfort and style. With a bonus room included, you'll have the flexibility to create a home office, entertainment space, or whatever suits your lifestyle best. Impeccably crafted with modern finishes and thoughtful design, this home provides the perfect balance of functionality and sophistication. Welcome to your new oasis in McConachie, where luxury and convenience converge seamlessly.

Built in 2018

## Essential Information

MLS® #	E4443801
Price	\$485,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,968
Acres	0.00
Year Built	2018
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17723 64 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck
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-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### 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	June 22nd, 2025
Days on Market	57
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 August 18th, 2025 at 2:17am MDT