

## \$469,900 - 17716 63 Street, Edmonton

MLS® #E4434793

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 2 Storey Home located in McConachie, offers elegance and magnificent living spaces. This beautiful 4 Bedroom, comes with upgraded 9 foot ceilings on main floor blanketed with Luxury Vinyl Plank and tile with large windows to allow plenty of natural light into the home. Gourmet Kitchen topped with natural granite countertops, stainless steel appliances. Amazing Dining area flooded with natural light and large windows! Tiled backsplash with upgraded tiles and large peninsula counter. Upgraded light fixtures in the Kitchen. Gorgeous railing leads you to the upstairs laundry, Spa-like Ensuite with a separate shower, ceramic tiled flooring, tub surround, 2 more bedrooms, a full bathroom and Upstairs Laundry. The Fully Finished Basement Boasts a SEPARATE ENTRANCE with an INLAW SUITE, a 4th Bedroom, living room, second kitchen and a Full bathroom. Fully Landscaped! Double Detached Garage. Close to the Henday, transit, NEW SCHOOL (K-9), Parks, Walking trails, Minutes from the playground and shopping!.

Built in 2021

### Essential Information

MLS® # E4434793

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17716 63 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3C5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                3

Zoning                              Zone 03

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Listing information last updated on May 8th, 2025 at 9:47pm MDT