

## \$599,900 - 17007 64 Street, Edmonton

MLS® #E4443397

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,828 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this modern and meticulously maintained 2-storey home in the heart of McConachie! With over 1,800 sq ft of living space, this 3-bedroom, 2.5-bathroom home sits on a corner lot and backs onto a beautiful open fieldâ€”offering peaceful views and added privacy. Just steps from a school, itâ€™s the perfect setting for a growing family. Inside, you'll find an open-concept layout with stylish finishes, large windows, and a functional kitchen featuring sleek cabinetry, stainless steel appliances, and a central islandâ€”ideal for both daily living and entertaining. Comfort is ensured year-round with air conditioning, a heated garage, and energy-saving solar panels. Upstairs offers three bedrooms, including a spacious primary with walk-in closet and ensuite, plus a bonus area and laundry room. The fully landscaped and fenced front and back yards include a large deck. Move-in ready and thoughtfully designed, this home delivers comfort, space, and modern living.

Built in 2020

### Essential Information

MLS® #	E4443397
Price	\$599,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,828
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17007 64 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X7

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	5
Zoning	Zone 03

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