# \$564,900 - 17740 63 Street, Edmonton

MLS® #E4438730

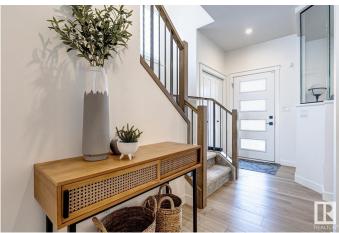
#### \$564,900

3 Bedroom, 3.00 Bathroom, 1,599 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Quality Built Home by Award Winning Montorio Homes includes: Air conditioning, Gemstone exterior lights, 3 Bedrooms, 3 full bathrooms, air conditioning, upgraded paneling and decorative features, 9' Ceiling and luxury vinyl plank on the main floor, all appliances - fridge, stove, dishwasher, washer, dryer, microwave included, gas water heater, smart home security system, speaker system, all window coverings, upgraded quartz countertops, upgraded high quality slow close cabinetry, double detached garage, fully landscaped corner lot, and a completed rear deck. SEPARATE ENTRANCE for potential income suite! Easy Access to the Anthony Henday, Close to all Amenities, Shopping and Schools. \*Photos are of the actual home







Built in 2021

#### **Essential Information**

MLS® #	E4438730
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,599
Acres	0.00
Year Built	2021

Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	17740 63 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3C5

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, \	√inyl				
Exterior Features	Landscaped,	Playground	Nearby,	Public	Transportation,	Schools,
	Shopping Near	by				
Roof	Asphalt Shingles					
Construction	Wood, Stone, Vinyl					
Foundation	Concrete Perim	neter				

# **Additional Information**

Date Listed	May 27th, 2025
Days on Market	5
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 1st, 2025 at 5:17am MDT