

## **\$499,900 - 17716 63 Street, Edmonton**

MLS® #E4426921

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Perfectly located in McConachie, Close to the Henday, transit, NEW SCHOOL (K-9), Parks, Walking trails, Minutes from the playground and shopping!. This beautiful 3 Bedroom, , comes with upgraded 9 foot ceilings on main floor blanketed with Luxury Hardwood and tile with large windows to allow plenty of natural light into the home. Gourmet Kitchen topped with natural granite countertops, chimney hood fan, stainless steel appliances and a french door Fridge. Amazing Dining area flooded with natural light and large windows! Tiled backsplash with upgraded accent tiles and large island with eating bar. Upgraded light fixtures in the Kitchen. Gorgeous railing leads you to the upstairs laundry, Spa-like Ensuite with a separate shower and tub, ceramic tiled flooring, tub surround and backsplash. Inlaw Suite in Basement. Fully Landscaped! Double Detached Garage

Built in 2021

### **Essential Information**

MLS® #	E4426921
Price	\$499,900
Bedrooms	3
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, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Public Transportation, School  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 21st, 2025



Days on Market	13
Zoning	Zone 03

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