

## \$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      |



|          |                        |
|----------|------------------------|
| Type     | 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, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 03        |

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Listing information last updated on June 17th, 2025 at 4:47am MDT