

## \$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	37
Zoning	Zone 03

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