

## \$549,900 - 17737 64a Street, Edmonton

MLS® #E4456148

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,654 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Oh wow! Just wow!!! This gorgeous 2 Story home comes with a gargantuan pie shaped yard, RV parking, and a hard to find 3 car garage. Garage? More like the ultimate man cave! You really need to see this garage to believe it. The deck & fence are both vinyl, meaning no maintenance. Inside the house has been meticulously kept. From the quartz counters to the bright, open floorplan... you're going to love living here. It's a great entertaining home, and at the same time it's a cozy, comfortable space for quiet private time. You won't lack for storage, there's more cupboard and counter space than you'll need, and the upstairs laundry room is deep and convenient. Add in AC, meticulous maintenance, and a quiet street with amazing neighbours... what you've got is a recipe for happiness. Your happiness. Right here in your new home.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456148  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,654                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17737 64a Street |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3X4          |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                                                    |
| Parking        | Triple Garage Detached                                                                                                               |

### Interior

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

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025

Days on Market                19

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 September 23rd, 2025 at 3:17pm MDT