

Courtesy Of Vincenzo C Fiacco Of RE/MAX Excellence

## \$489,900 - 17716 63 Street, Edmonton

MLS® #E4426921

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,163 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 2 Storey Home located in McConachie, offers elegance and magnificent living spaces. This beautiful 4 Bedroom, comes with upgraded 9 foot ceilings on main floor blanketed with Luxury Vinyl Plank and tile with large windows to allow plenty of natural light into the home. Gourmet Kitchen topped with natural granite countertops, stainless steel appliances. Amazing Dining area flooded with natural light and large windows! Tiled backsplash with upgraded tiles and large peninsula counter. Upgraded light fixtures in the Kitchen. Gorgeous railing leads you to the upstairs laundry, Spa-like Ensuite with a separate shower, ceramic tiled flooring, tub surround, 2 more bedrooms, a full bathroom and Upstairs Laundry. The Fully Finished Basement Boasts a SEPARATE ENTRANCE with an INLAW SUITE, a 4th Bedroom, living room, second kitchen and a Full bathroom. Fully Landscaped! Double Detached Garage. Close to the Henday, transit, NEW SCHOOL (K-9), Parks, Walking trails, Minutes from the playground and shopping!.

Built in 2021

### Essential Information

MLS® # E4426921

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| 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, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market      37

Zoning                 Zone 03

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Listing information last updated on April 26th, 2025 at 10:47pm MDT