

## \$425,000 - 16722 64 Street, Edmonton

MLS® #E4461126

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

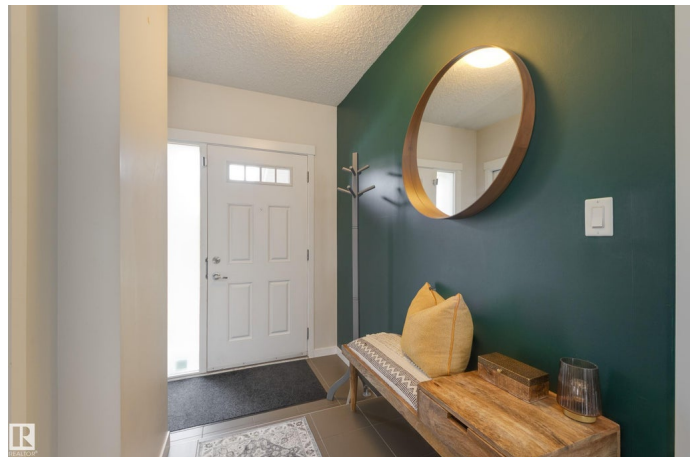
Former showhome built by Morrison Homes! This lovely well cared for half duplex in McConachie is sure to impress. Full of upgrades including timeless hardwood, gas fireplace, air conditioning, open spindle staircase, bluetooth speaker system + drywalled, insulated & heated garage! Kitchen offers functionality & great prep space /w center island, soft close cabinets, custom cabinetry, newer dishwasher as well as pantry for storage. Enjoy entertaining with a dining space that flows seamlessly into the living area. Upstairs includes sizeable primary with full ensuite & perfect walk in closet. 2 more bedrooms, another full bath + upper laundry complete this level. Basement includes rough in for a future bathroom and is ready for your creativity should you choose to develop it. Fully fenced west facing backyard is ready for the kids to play! Furnace, carpets & tile grout have just been cleaned. Enjoy all the amenities this North Edmonton community has to offer including schools, daycares, groceries & more!

Built in 2014

### Essential Information

MLS® # E4461126

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,440         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16722 64 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P8         |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                        |
| Parking        | Single Garage Attached                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                    |
| Fireplaces        | Insert                                                                                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | SorayaHafez/ChristTheKing  |
| Middle     | SteeleHeights/ChristTheKin |
| High       | MELazerte/O'Leary          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 03           |

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Listing information last updated on October 15th, 2025 at 4:18pm MDT