

## \$549,900 - 16714 65a Street, Edmonton

MLS® #E4464255

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

It's Simply Marvelous in McConachie!

Welcome to this beautifully finished 1857 sq ft half duplex in a highly desired neighborhood.

This home blends modern style with functional design and includes a legal basement suite—ideal for families or investors. Step inside to an open-concept main floor featuring a bright living area with a cozy fireplace and a stylish kitchen with stainless steel appliances, gas range, and ample cabinets. A convenient 2-piece bath completes the level. Upstairs offers plush carpeting, a spacious primary bedroom with 4-piece ensuite, two additional bedrooms, bonus room, another full bath, and upper-floor laundry. The legal suite below adds great rental potential with a second kitchen, living area, bedroom and 4-piece bath. Enjoy the fenced large southwest yard, deck, A/C and oversized double garage. Close to all amenities, schools, parks, shopping & access to the Henday. A move in ready gem offering comfort, income potential, and incredible value in a vibrant, family-friendly community!

Built in 2019

### Essential Information

MLS® # E4464255

Price \$549,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,858         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16714 65a Street |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3X8          |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, HRV System |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | Insert                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Belvedere/JohnBosco     |
| Middle     | SteeleHeights/JJBowlen  |
| High       | MELazerte/ArbpOâ€™Leary |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 03            |

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Listing information last updated on November 4th, 2025 at 9:47pm MST