



## 17526 65A Street Edmonton AB

\$488,086

Fantastic opportunity in McConachie! This modern 3 bed, 2.5 bath duplex with Big Double Attached Garage is perfect for a growing family or those looking to add future value. With a separate side entrance, the basement offers potential for an income suite or more living space. The main floor boasts an open-concept design featuring a stunning kitchen with stainless steel appliances, granite countertops, and a custom fireplace. The elegant glass-front staircase adds a touch of luxury. Upstairs, you'll find a bonus room and 3 spacious bedrooms, including a primary with a large walk-in closet and 4-piece ensuite. The oversized double garage and driveway add convenience. Located in a family-friendly neighborhood close to schools, shopping, and major routes, this home is move-in ready with room to grow!

Listing Presented By:



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