

## **\$439,000 - 17634 61a Street, Edmonton**

MLS® #E4445905

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Meticulous in McConachie! This very well kept home is perfect for any first time buyer looking to purchase a great home in a great location. The main floor features a bright, open concept that is perfect for entertaining. Nice size living room upon entering that leads to your nicely appointed kitchen with stainless appliances and granite countertops that overlook the dining area. 2 piece powder room and back entry closet completes the main level. Upstairs you will find 3 bedrooms including a nice size primary with 3 piece ensuite and a 4 piece main bath as well. The basement is unfinished and ready for your touches. All of this situated on a nicely landscaped lot with rear deck and patio area for summer barbecues. Double detached garage with full attic access for storage is also a great touch. Home is fully air conditioned for those hot summer nights ahead as well. Must be seen to be appreciated! Close to all amenities and quick access to the Anthony Henday.

Built in 2014

### **Essential Information**

MLS® #	E4445905
Price	\$439,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17634 61a Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 03

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