

## \$735,000 - 16768 61 Street, Edmonton

MLS® #E4450028

**\$735,000**

6 Bedroom, 5.00 Bathroom, 2,565 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Former Showhome, by custom home builder Belvista Homes. This 2-storey home in McConachie, w/ over 3,600 sqft of total living space & a TOTAL of 4 BEDROOMS UPPER LEVEL, MAIN FLOOR DEN/BEDROOM & SEPARATE ENTRANCE to the basement. Front formal living rm, w/ 18 ft VAULTED CEILING & is open to your formal dining rm w/ hardwood flooring through out. Chef kitchen is tucked away, featuring granite countertops, s/s appliances, island, extended countertop & cabinetry to dining space. Open concept to 2nd living rm w/ f/p. Main floor den(or a bedroom) next to 4-piece bath. Main 9ft ceilings & A/C. Upstairs, generous primary suite w/ large walk-in closet & 5-piece ensuite. The SECOND PRIMARY SUITE w/ 4-piece ensuite. Other 2 large bedrooms w/ 5-piece jack & jill bath. Laundry rm completes level. Basement offers SECOND KITCHEN space, 2 bedrooms, rec rm, 4-piece bath w/ laundry & a separate entrance. HEATED double attached garage (Sept 2024). Large west facing deck, green space & fully fenced (deck/fence Aug 2022).



Built in 2017

### Essential Information

MLS® # E4450028

Price \$735,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,565                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16768 61 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3S5         |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, Vaulted Ceiling |
| Parking   | Double Garage Attached, Heated                                            |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                                |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stucco                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 03         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 2:32pm MDT