# \$449,900 - 17629 60a Street, Edmonton

MLS® #E4433298

### \$449,900

3 Bedroom, 2.50 Bathroom, 1,316 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This well maintained home in desirable McConachie offers comfort, upgrades & space. The 9' main floor features hardwood floors, a grand living room with gas fireplace, & a spacious dining area perfect for entertaining. The chef's kitchen features granite counters, tile backsplash, upgraded stainless steel appliances, corner pantry, & plenty of prep space. Convenience shines with main floor laundry & powder room. The fully fenced backyard with large deck & natural gas hook up. Oversized double detached garage with private driveway. Upstairs you'II find a primary suite with a fully customizable walk in closet & 4 pc ensuite, plus 2 generous bedrooms each with custom closet organizers & an additional 4 pc bath. The unfinished basement has roughed in plumbing and room to grow. Additional highlights: Freshly painted & A/C. Located just steps from parks, playgrounds, schools, shopping, restaurants, public transit. Quick access to the Anthony Henday, 66 St, Manning Freeway & the LRT. This home truly has it all!

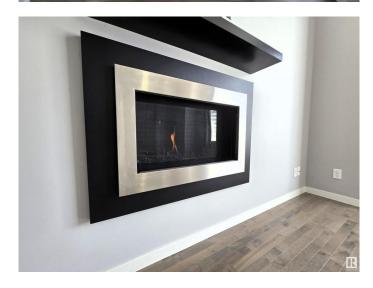
Built in 2015

#### **Essential Information**

MLS® # E4433298 Price \$449,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,316

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 17629 60a Street

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0V1

## **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Vinyl Windows,

Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Father Leo Green/Belvedere

Middle J. J. Bowlen/St. Cecilia High M. E. LaZerte/O'Leary

## **Additional Information**

Date Listed April 29th, 2025

Days on Market 1

Zoning Zone 03

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Listing information last updated on April 30th, 2025 at 8:17am MDT