

## \$439,900 - 17673 60a Street, Edmonton

MLS® #E4435669

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

\*\*\* One of McConnachie's MOST Affordable Modern Detached Two-Storeys Just Hit the Market\*\*\* Step into this STUNNING showstopper and you'll instantly be greeted w/bright natural light, tall ceilings and a stunning open concept layout. An incredible granite WATERFALL countertop in the GOURMET kitchen takes center stage! Perfect for hosting (and impressing!) family/friends w/ plenty of space for everyone to gather. Main floor also has a convenient 2pc bath. Upstairs is a well-designed 3 bed +2 full bath layout. The primary bedroom is thoughtfully placed opposite the other rooms and boasts private ensuite & walk-in closet. No sharing! Fantastic value is found downstairs in the rec space. Natural light abounds from the UNIQUE open-to-above feature. Enjoy this space as it is, or customize further (rough-ins for a wetbar and bathroom already in place). "But there's no garage!" Well, Dear Buyer, that is why the price is far below what similar homes with garages are currently being offered at. Welcome Home!

Built in 2014

### Essential Information

MLS® # E4435669

Price \$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17673 60a Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K8

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Parking-Plug-Ins, See Remarks, HRV System
Parking	2 Outdoor Stalls, No Garage, Parking Pad Cement/Paved, Rear Drive Access, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Not Fenced, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	8
Zoning	Zone 03

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