

## \$689,000 - 16723 61 Street, Edmonton

MLS® #E4448597

**\$689,000**

6 Bedroom, 3.50 Bathroom, 2,519 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stunning 2,519 sq ft 2-storey in family-friendly McConachie! Featuring a side entry, soaring open-to-above ceilings, rich hardwood floors, marble-style tile, and granite countertops. The open-concept layout connects the kitchen, dining, and living areas—perfect for entertaining. Main floor includes a versatile flex room. Upstairs offers 3 bedrooms, a bonus room, and laundry. The spacious primary suite includes a jacuzzi tub, separate shower, and walk-in closet. The FULLY FINISHED basement boasts 2 bedrooms, a SECOND kitchen, and dining area. SEPERATE ENTRANCE, ideal for guests or extended family. Enjoy the beautifully designed deck with pergola, large backyard, and extended driveway. Upgrades include a new high-efficiency furnace, heated garage, and brand-new blinds throughout. Close to schools, parks, shopping, and all amenities!

Built in 2013

### Essential Information

MLS® #	E4448597
Price	\$689,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,519
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16723 61 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0W6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Walk-up Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Storage Shed, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                12

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 July 29th, 2025 at 9:48pm MDT