

## \$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 | 3             |
| 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 May 12th, 2025 at 5:47pm MDT