

\$449,000 - 17673 60a Street, Edmonton

MLS® #E4424706

\$449,000

3 Bedroom, 2.50 Bathroom, 1,432 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Ideal for an investor but if you're willing to wait then this could be for you, Dear Buyer! With tenants in place until year-end, this property offers potential to collect cashflow in both scenarios. If you plan on moving in, capitalize on securing a STUNNING home now at an affordable price. What sets this home apart? This is NO cookie-cutter! Featuring a stunning granite WATERFALL countertop in the GOURMET kitchen, 11' ceilings & large windows that flood the space w/natural light. The UNIQUE open-to-below design adds to the home's sense of grandeur +spaciousness. Rec space in basement, plus rough-ins for wet bar & bathroom - perfect for future expansion. Ample space for both families and professionals! McConachie is family-friendly w/excellent schools & beautiful parks, making it ideal for residents and high-quality tenants. Commuting is easy w/fast access to major roads and public transit options. Need a night out? Theatres, shopping & dining are just minutes away, offering everything you or tenants need.

Built in 2014

Essential Information

| | |
|--------|-----------|
| MLS® # | E4424706 |
| Price | \$449,000 |



| | |
|----------------|------------------------|
| 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 | Parking Pad Cement/Paved |

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, Playground Nearby, Public Transportation, Schools, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | March 7th, 2025 |
|-------------|-----------------|

| | |
|----------------|---|
| Days on Market | 7 |
|----------------|---|

| | |
|--------|---------|
| 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 March 14th, 2025 at 2:02am MDT