

## \$680,000 - 17506 61a Street, Edmonton

MLS® #E4457180

**\$680,000**

3 Bedroom, 2.50 Bathroom, 2,531 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This stunning 2-storey home offers the perfect blend of style, comfort, and functionality on a massive pie-shaped lot backing the urban forest. With over 2,500 sf, there's space for the whole family to enjoy. Step inside to a bright & open main floor with 10' ceilings, hardwood, and gas fp. The chef's kitchen is complete with granite, gas cooktop, built-in oven, bev cooler, corner pantry, and dbl island - perfect for entertaining. The dining area opens to the back yard, which features a stamped concrete patio, fire pit, and u/g sprinkler system. Upstairs, the primary boasts a spa-inspired ensuite incl soaker tub, vanity, and dual walk-ins. Two additional beds, a bath, and bonus room complete the level. The home incl central A/C, security syst, and HRV. Enjoy the oversized, heated, dbl attached garage - ideal for projects and extra storage. The unfinished basement is ready for your personal touch. Located in desirable McConachie, this home is close to schools, parks, shopping, transit, and the Henday.

Built in 2015

### Essential Information

MLS® # E4457180

Price \$680,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,531                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17506 61a Street |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3P2          |

### Amenities

|                |                                                                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Hot Water Instant, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, Vacuum System-Roughed-In, HRV System |
| Parking Spaces | 4                                                                                                                                                                                                                                            |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                 |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                      |
|-----------------|----------------------|
| Lot Description | 40.9 x 18.5 (approx) |
|-----------------|----------------------|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
|--------------|--------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Belvedere /Christ the King |
|------------|----------------------------|

|        |                       |
|--------|-----------------------|
| Middle | Steele Heights / same |
|--------|-----------------------|

|      |                        |
|------|------------------------|
| High | M.E. Lazerte / O'Leary |
|------|------------------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |         |
|--------|---------|
| 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 September 13th, 2025 at 7:17pm MDT