

## \$485,000 - 16809 60 Street, Edmonton

MLS® #E4429022

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,735 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully maintained 1,734 sqft. home, designed for comfort, style, & convenience! Featuring 9-foot ceilings that create an airy & spacious feel, this home boasts 3 bedrooms, 2.5 baths, & a SEPARATE ENTRANCE- ideal for a future legal suite. The open-concept main floor living boasts maple cabinetry & railing with granite counters, adding warmth & elegance, while hardwood floors & ceramic tiles bring durability & sophistication. Stay comfortable year-round with AC & cozy up by the gas fireplace on chilly evenings. Step outside to enjoy maintenance-free landscaping with artificial turf, leaving more time for relaxation & less upkeep! Upstairs, you'll find a bright bonus room, 2 generously sized bedrooms, & a well-appointed 4-piece bath. The laundry closet has been thoughtfully designed for maximum functionality. Escape to your inviting primary suite, where cozy comfort meets style. Enjoy a double-attached garage & oversized driveway providing ample parking. No stone has been left unturned!

Built in 2016

### Essential Information

MLS® #	E4429022
Price	\$485,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16809 60 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3S6

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Gazebo, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Christ the King/Soraya
Middle	Christ the King/Steele Hei
High	O'Leary/M.E. Lazerte

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 03

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