

## **\$646,000 - 17837 60a Street, Edmonton**

MLS® #E4434291

**\$646,000**

4 Bedroom, 3.50 Bathroom, 2,147 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stunning Morrison custom built home crafted in 2018 boasting over 2800 SqFt of living space offering 4 beds/4 baths, central air-conditioning, fully finished basement, and an oversized tandem double heated garage! The main floor greets you with 9ft ceilings and a bright and spacious great room with a beautiful chefs kitchen, upgraded stainless appliances, quartz countertops, and ample cupboard space, to the ceiling! Upstairs you'll love the king-sized primary suite featuring a luxurious 5pc ensuite and large walk-in closet, along with 2 more good sized bedrooms, handy dedicated laundry room, and a huge bonus room! The basement offers the same high quality finishes for your growing family with a recreation room, 4pc bath, bedroom, and ample storage. Outside your dream outdoor oasis awaits with a gorgeous private yard, oversized wood storage shed, and a large deck and gazebo to entertain with your family and friends all summer long! Close to ALL major amenities...Shows 10/10!

Built in 2018

### **Essential Information**

MLS® # E4434291

Price \$646,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,147                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17837 60a Street |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3T2          |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Gazebo, No Smoking Home, Parking-Extra, Smart/Program. Thermostat |
| Parking   | 220 Volt Wiring, Double Garage Attached, Heated, Over Sized, Tandem                                     |

### 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, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 7             |
| Zoning         | Zone 03       |

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Listing information last updated on May 10th, 2025 at 3:02am MDT