

# \$689,000 - 16723 61 Street, Edmonton

MLS® #E4448597

**\$689,000**

6 Bedroom, 3.50 Bathroom, 2,519 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stunning 2,519 sq ft 2-storey in family-friendly McConachie! Featuring a side entry, soaring open-to-above ceilings, rich hardwood floors, marble-style tile, and granite countertops. The open-concept layout connects the kitchen, dining, and living areas—perfect for entertaining. Main floor includes a versatile flex room. Upstairs offers 3 bedrooms, a bonus room, and laundry. The spacious primary suite includes a jacuzzi tub, separate shower, and walk-in closet. The FULLY FINISHED basement boasts 2 bedrooms, a SECOND kitchen, and dining area. SEPERATE ENTRANCE, ideal for guests or extended family. Enjoy the beautifully designed deck with pergola, large backyard, and extended driveway. Upgrades include a new high-efficiency furnace, heated garage, and brand-new blinds throughout. Close to schools, parks, shopping, and all amenities!

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448597  |
| Price      | \$689,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,519                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16723 61 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0W6         |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Walk-up Basement |
| Parking   | Double Garage Attached                                                                  |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Storage Shed, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                21

Zoning                            Zone 03

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Listing information last updated on August 8th, 2025 at 6:32am MDT