

## \$735,000 - 16768 61 Street, Edmonton

MLS® #E4450028

**\$735,000**

6 Bedroom, 5.00 Bathroom, 2,565 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Former Showhome, by custom home builder Belvista Homes. This 2-storey home in McConachie, w/ over 3,600 sqft of total living space & a TOTAL of 4 BEDROOMS UPPER LEVEL, MAIN FLOOR DEN/BEDROOM & SEPARATE ENTRANCE to the basement. Front formal living rm, w/ 18 ft VAULTED CEILING & is open to your formal dining rm w/ hardwood flooring through out. Chef kitchen is tucked away, featuring granite countertops, s/s appliances, island, extended countertop & cabinetry to dining space. Open concept to 2nd living rm w/ f/p. Main floor den(or a bedroom) next to 4-piece bath. Main 9ft ceilings & A/C. Upstairs, generous primary suite w/ large walk-in closet & 5-piece ensuite. The SECOND PRIMARY SUITE w/ 4-piece ensuite. Other 2 large bedrooms w/ 5-piece jack & jill bath. Laundry rm completes level. Basement offers SECOND KITCHEN space, 2 bedrooms, rec rm, 4-piece bath w/ laundry & a separate entrance. HEATED double attached garage (Sept 2024). Large west facing deck, green space & fully fenced (deck/fence Aug 2022).



Built in 2017

### Essential Information

MLS® #	E4450028
Price	\$735,000

Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,565
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16768 61 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3S5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, Vaulted Ceiling
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	4
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 August 1st, 2025 at 8:32am MDT