

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

## \$474,900 - 18008 61 Avenue, Edmonton

MLS® #E4460093

**\$474,900**

6 Bedroom, 3.00 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Great big bungalow on a HUGE lot in west Edmonton! Over 1600 sq ft PLUS a fully finished basement and over 9000 sq outside! Step inside and you'll find a large entry with plenty of room for everyone. Big living room with great front window and tons of natural light. Ample dining area with plenty of space to host family & friends! Kitchen is very functional with good storage! Sunken family room features wood burning fireplace! Master bedroom can fit king sized furniture. Plus 3pc ensuite too! 2 bedrooms are great for kids, guests or home office! Basement has a massive family room space, great set up for a TV and a games area. 3 MORE BEDROOMS!!! Plus there is even an office/den space here! Double attached garage! Quiet cul-de-sac with AMAZING neighbours! Pie shaped lot has tons of space and with a little effort it can be an absolute oasis! Great location closet to schools, transit and easy access to the Anthony Henday!!!

Built in 1985

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460093  |
| Price     | \$474,900 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,647                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18008 61 Avenue |
| Area        | Edmonton        |
| Subdivision | Dechene         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1T2         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Fire Pit |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Schools |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

Date Listed September 30th, 2025

Days on Market 14

Zoning Zone 20

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Listing information last updated on October 13th, 2025 at 11:47pm MDT