# \$780,000 - 17212 61 Street, Edmonton

MLS® #E4430863

#### \$780,000

7 Bedroom, 4.00 Bathroom, 2,311 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Fall in love with this stunning, thoughtfully upgraded home! The main floor welcomes you with soaring open-to-above ceilings, gleaming marble floors, a cozy fireplace, and two inviting family rooms. A full 3-piece bath, versatile bedroom/den, and a chef's dream kitchen complete the spaceâ€"featuring extended cabinetry, a huge island, top-tier appliances, plus a spice kitchen with gas stove, double sinks, hood fan & extra storage. Upstairs offers plush carpet, a bright bonus room, and 4 spacious bedroomsâ€"including a luxurious master with a massive walk-in closet & spa-like 5-piece ensuite with marble tile. Elegant glass railings, stylish blinds, and upstairs laundry with custom cabinets add even more charm. A separate entrance leads to a beautiful basement with 2 oversized bedrooms, full kitchen with silver appliances, 3p bath, living room, separate heat system & in-suite laundry. Extras: tankless water heater, new garage heater, EV rough-in, epoxy garage floor, A/C, new deck with gas hookup & more!







Built in 2021

### **Essential Information**

| MLS® # | E4430863  |
|--------|-----------|
| Price  | \$780,000 |

| Bedrooms       | 7                      |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,311                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 17212 61 Street |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3W3         |

# Amenities

| Amenities         | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Guest Suite, No Animal<br>Home, Parking-Extra, Natural Gas BBQ Hookup   |
|-------------------|---|
| Parking           | Double Garage Attached, Heated, Insulated, EV Charging Station  |
| Interior          |   |
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood<br>Fan, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric,<br>Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two,<br>Refrigerators-Two, Washers-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Space Heater, Electric, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Marble Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

| Exterior          | Wood, Stone, Vinyl                   |
|-------------------|--------------------------------------|
| Exterior Features | Cul-De-Sac, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stone, Vinyl                   |
| Foundation        | Concrete Perimeter                   |

## **Additional Information**

| Date Listed    | April 15th, 2025 |
|----------------|------------------|
| Days on Market | 63               |
| Zoning         | Zone 03          |

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Listing information last updated on June 16th, 2025 at 11:47pm MDT