

## \$439,900 - 17673 60a Street, Edmonton

MLS® #E4424706

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,432 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Ideal for an investor but if you're willing to wait then this could be for you, Dear Buyer! With tenants in place until year-end, this property offers potential to collect cashflow in both scenarios. If you plan on moving in, capitalize on securing a STUNNING home now at an affordable price. What sets this home apart? This is NO cookie-cutter! Featuring a stunning granite WATERFALL countertop in the GOURMET kitchen, 11' ceilings & large windows that flood the space w/natural light. The UNIQUE open-to-below design adds to the home's sense of grandeur +spaciousness. Rec space in basement, plus rough-ins for wet bar & bathroom - perfect for future expansion. Ample space for both families and professionals! McConachie is family-friendly w/excellent schools & beautiful parks, making it ideal for residents and high-quality tenants. Commuting is easy w/fast access to major roads and public transit options. Need a night out? Theatres, shopping & dining are just minutes away, offering everything you or tenants need.

Built in 2014

### Essential Information

MLS® #	E4424706
Price	\$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17673 60a Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Parking-Plug-Ins, See Remarks, HRV System
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Market	24
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Zoning	Zone 03
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