



Edmonton

McConachie Area

LP:

\$735,000

16768 61 ST NW

T5Y 3S5

SP:

M

Listing ID #

E4450028

Building Type

Detached Single Family

Style

2 Storey

Year Built

2017

Full Baths

5

Half Baths

0

Total Baths

5.0

Tot Flr AG SqFt

2,564.52

Sold Date

Bedrooms Above

4

Bedrooms Total

6

Basement

Full

Basement Dev

Fully Finished

Tot Flr AG SqM

238.25

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

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. 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).

Directions

Living Room	4.73x2.89	M	Bedroom 3	3.96x2.98	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.34x2.27	M	Bedroom 4	3.39x2.89	U	1	4	M	No	Main	110.29	1,187.16
Kitchen	3.85x3.14	M	Bedroom	3.70x3.42	B	2	5	U	Yes	Upper	127.96	1,377.36
Family Room	4.43x4.19	M	Bedroom	4.57x2.57	B	3	4	U	Yes	Above Grd		
Den	3.11x3.04	M	Laundry Room	1.88x1.69	U	4	5	U	Yes	Lower	97.67	1,051.32
Bonus Room	2.84x2.62	U	Laundry Room		B	5	4	B	No	Below Grd		
Primary Bedrm	5.79x5.56	U	Second Kitchen	3.56x2.91	B	6				Tot Flr AG	238.25	2,564.52
Bedroom 2	3.71x3.51	U	Recreation Room	4.21x4.05	B	7				# Finished	3	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Stucco

Flooring

Hardwood, Non-Ceramic Tile

Features

Ceiling 9 ft., Deck, Hot Water Tankless, Vaulted Ceiling

Construction

Wood Frame

Basement

Full / Fully Finished

Separate Ent

Yes

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

370.81

Zoning

Tax Amount

\$6,455.26 / 2024

Conform Type

Conform Year

Goods Incl

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

Goods Excl

Warranty

Fireplace

Yes

FP Fuel

Electric

FP Type

Stone Facing

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking

Double Garage Attached, Heated

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		