

## \$849,900 - 17822 60a Street, Edmonton

MLS® #E4422047

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,967 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

With nearly 3,000 SQFT, this custom build by Neel's Custom Homes boasts 19' CEILINGS in entry and living, SEPARATE SIDE ENTRANCE with potential for legal or in-law suite, and a SPICE KITCHEN! As you enter the property, you are greeted by soaring ceilings and a stunning OPEN TO BELOW feature! The chef's kitchen features an EAT-IN QUARTZ WATERFALL island, GAS RANGE in the spice kitchen, and TWO-TONE SOFT-CLOSE CABINETRY! The main floor features a bedroom with an ensuite, perfect for guests. Upstairs, the SPACIOUS PRIMARY SUITE features a WALK IN CLOSET WITH ORGANIZERS, a luxurious 5-piece ensuite with STAND-UP TILED shower and SOAKER TUB! 3 ADDITIONAL SPACIOUS bedrooms ALL with ENSUITES, and a LARGE bonus room overlooking the Family room complete the upper level. Additional features include an INSTANT HOT WATER TANK, HIGH-EFFICIENCY FURNACES with HRV, and 9' CEILINGS THROUGHOUT! Situated on a LARGE PIE-SHAPED LOT in a quiet cul-de-sac just a short walk to parks, public transit, shopping, and schools.



Built in 2022

### Essential Information

MLS® #

E4422047

|                |                        |
|----------------|------------------------|
| Price          | \$849,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,967                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17822 60a Street |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3T2          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Marble Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Flat Site, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 72                  |
| Zoning         | Zone 03             |

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Listing information last updated on May 2nd, 2025 at 10:02am MDT