

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

MLS® #E4436574

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,967 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this exquisite new build by Neel Custom Homes offering the perfect blend of modern luxury and practicality with SEPARATE SIDE ENTRANCE for Potential LEGAL OR IN-LAW Suite! Cul De Sac house with abundance of windows & next to huge walkway but no requirement for snow cleaning. Open concept kitchen w SPICE KITCHEN & Double Car Garage. This spacious home is built green certified. Open to above living area w 19'™ ceiling, 9'™ ceilings throughout. Key Features: 5 bedrooms, including a bedroom/den on the main floor w a closet. 4 full bathrooms, incl 3 ensuites & full bathroom w walk-in shower on main floor. Deck will be built later, electric fp with tile work, appliances package included for main & spice kitchen & laundry. Instant hot water tank, High-Efficiency furnaces with HRV on the main floor for optimal climate control. Alberta New Home Warranty. Don't miss out on this exceptional home!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436574  |
| 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   |
| 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    | May 15th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 03        |

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Listing information last updated on June 5th, 2025 at 9:32am MDT