

## \$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. 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                31

Zoning                            Zone 03

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Listing information last updated on June 15th, 2025 at 4:32pm MDT