# \$550,000 - 16738 65a Street, Edmonton

MLS® #E4440547

#### \$550.000

4 Bedroom, 3.50 Bathroom, 1,678 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stylish half duplex in the highly desired community of McConachie! This turnkey investment home with reliable income features a legal suited basement, an attached double garage and a fresh, contemporary design with great investment opportunity. The spacious living room offers a cozy fireplace, while the sleek kitchen includes stainless steel appliances and a convenient 2-piece bath on the main floor. Upstairs, you'll find plush carpeting throughout, a laundry area, a generous primary bedroom with a 4-piece ensuite, two additional bedrooms, and another 4-piece bathroom. The fully finished legal basement adds incredible rental value with a second kitchen, an additional bedroom, a recreation room, and a 4-piece bathroomâ€"ideal for extended family or guests. Enjoy outdoor living with a fully fenced yard and a deckâ€"perfect for relaxing or entertaining. A perfect home for modern living in a family-friendly community. Don't miss out on this great investment opportunity!

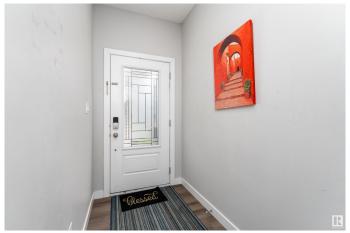


#### **Essential Information**

MLS® # E4440547
Price \$550,000

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,678 Acres 0.00 Year Built 2019

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

# **Community Information**

Address 16738 65a Street

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3X8

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,

Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows,

**HRV System** 

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 03

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