

## \$425,000 - 16817 51 Street, Edmonton

MLS® #E4428677

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,398 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Rare opportunity to own a very well-designed 1300+ sq ft 2 Storey half Duplex in McConachie. Includes built in Air Conditioning, backing onto a quiet street, securing no rear neighbours and ample guest parking directly In front of the home. Nice open concept layout with tile in the foyer and main area with hardwood flooring. Kitchen offers modern cabinets, Granite Countertops, tile backsplash and SS Appliances. The Dining and Livingroom offer plenty of space for entertaining. 3 good-sized Bedrooms upstairs, including the Master Suite, complete with a full Ensuite and Walk-In closet. Upper floor Laundry and loads of natural light. Unspoiled full basement awaiting your personal touch. Enjoy privacy in your fully fenced backyard. This home also has Air Conditioning and an extended single garage. Close to all amenities including Schools, Parks, Shopping and Easy access to Anthony Hendey. This one Checks all the boxes.

Built in 2012

### Essential Information

MLS® #	E4428677
Price	\$425,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16817 51 Street
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0R8

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape
Roof	Fiberglass
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 03

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Listing information last updated on April 4th, 2025 at 3:17pm MDT