

## \$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 bathroom—ideal for extended family or guests. Enjoy outdoor living with a fully fenced yard and a deck—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!

Built in 2019

### 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	11
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 2:02pm MDT