

## \$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. FRESHLY PAINTED (not shown in pictures). 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      31  
Zoning                Zone 03

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