

\$449,999 - 1736 61 Street, Edmonton

MLS® #E4455568

\$449,999

3 Bedroom, 2.50 Bathroom, 1,168 sqft

Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Great family home situated on a large lot in Meyokumin. Over 1,100 sq ft of main floor space includes the primary bedroom with a 2-piece ensuite, the main bath, and 2 additional bedrooms. A large sunken living room with the kitchen and dining area, overlooking the deck and expansive backyard. The finished basement includes a large family room with a bar area, a four-piece bath, and a large den. There are numerous storage spaces and closets in this home, and with the oversized heated double garage, the storage possibilities are endless. NEW WINDOWS, SLIDING GLASS DOOR and BACK DOOR - all installed in 2022. SHINGLES REPLACED in 2021, and additional attic insulation was also done, along with a NEW HWT. Most of the back yard fence was replaced within the last few months.

Built in 1978

Essential Information

MLS® #	E4455568
Price	\$449,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,168



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1736 61 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1N2

Amenities

Amenities	Deck, Fire Pit, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 1st, 2025
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Days on Market 5

Zoning Zone 29

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Listing information last updated on September 6th, 2025 at 11:47am MDT