

## \$569,000 - 18204 61 Avenue, Edmonton

MLS® #E4462759

**\$569,000**

3 Bedroom, 3.50 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Air-conditioned 3 bedroom plus den with 4 bathrooms could be yours. This spacious home has room for the whole family and extended family, featuring a developed basement with a second kitchen. As you enter, you'll be greeted by 22-foot vaulted ceilings, gleaming hardwood floors, and elegant moldings. The main floor includes laundry, a guest bath, living room, formal dining area, and a beautiful kitchen with granite counters and plenty of storage. There's also a cozy family room with a wood-burning fireplace and patio doors leading to a huge backyard with a party-sized deck—perfect for gatherings and kids to play. Upstairs, the master suite offers a jacuzzi tub and separate shower in the luxurious ensuite, while the other two bedrooms share their own full bathroom. Recent updates include new shingles, a new furnace, and fresh paint throughout. Located close to schools, shopping (West Edmonton Mall), and major routes like the Anthony Henday, this bright, custom-built home in family-friendly community.

Built in 1987

### Essential Information

MLS® # E4462759

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,927                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18204 61 Avenue |
| Area        | Edmonton        |
| Subdivision | Dechene         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1T5         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Vaulted Ceiling |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                              |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Brick, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 17                 |
| Zoning         | Zone 20            |

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Listing information last updated on November 5th, 2025 at 12:17am MST