

## \$429,000 - 1736 61 Street, Edmonton

MLS® #E4455568

**\$429,000**

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          | \$429,000 |
| 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 |
|-------------|---------------------|

Days on Market 17

Zoning Zone 29

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Listing information last updated on September 18th, 2025 at 10:47am MDT