

\$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 | 9 |
| Zoning | Zone 03 |

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