

## \$400,000 - 14507 61a Street, Edmonton

MLS® #E4448551

**\$400,000**

4 Bedroom, 2.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Mcleod, Edmonton, AB

Exceptional value for a 1300 square foot home! The open beam vaulted ceiling will welcome you into this family home that has so much to offer. Front entry space is large and perfect when guests come over or getting the little ones out the door. The floor to ceiling stone fireplace is perfect to gather around. Luxury vinyl plank in the L shaped living dining space. The kitchen is nice and bright with a window facing the backyard and is nicely equipped with stainless steel appliances. Master bedroom has a half bathroom. The remaining 2 bedrooms upstairs feature wainscoting and are all a good size. Downstairs there is a 3rd bathroom and a 4th bedroom. The yard is large and fenced with a patio. Upgrades include 2.5 ton A/C unit (2024), newer shingles and overhead garage door. Just steps from Mcleod park and schools (St. Dominic and Steele Hts). This is an excellent home for a family. Quick possession is available.

Built in 1969

### Essential Information

MLS® #	E4448551
Price	\$400,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14507 61a Street
Area	Edmonton
Subdivision	Mcleod
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2A4

### Amenities

Amenities	Air Conditioner, Open Beam, Patio, Vaulted Ceiling
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	5
Zoning	Zone 02

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