

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

# **\$484,900 - 18008 61 Avenue, Edmonton**

MLS® #E4442729

**\$484,900**

6 Bedroom, 3.00 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Dechene, Edmonton, AB

Great big bungalow on a HUGE lot in west Edmonton! Over 1600 sq ft PLUS a fully finished basement and over 9000 sq outside! Step inside and you'll find a large entry with plenty of room for everyone. Big living room with great front window and tons of natural light. Ample dining area with plenty of space to host family & friends! Kitchen is very functional with good storage! Sunken family room features wood burning fireplace! Master bedroom can fit king sized furniture. Plus 3pc ensuite too! 2 bedrooms are great for kids, guests or home office! Basement has a massive family room space, great set up for a TV and a games area. 3 MORE BEDROOMS!!! Plus there is even an office/den space here! Double attached garage! Quiet cul-de-sac with AMAZING neighbours! Pie shaped lot has tons of space and with a little effort it can be an absolute oasis! Great location closet to schools, transit and easy access to the Anthony Henday!!!

Built in 1985

## **Essential Information**

MLS® #	E4442729
Price	\$484,900
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,647
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18008 61 Avenue
Area	Edmonton
Subdivision	Dechene
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1T2

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Fire Pit
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 17th, 2025

Days on Market 92

Zoning Zone 20

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