# \$619,900 - 6356 175 Avenue, Edmonton

MLS® #E4428078

#### \$619.900

4 Bedroom, 3.50 Bathroom, 1,399 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This brand-new, detached 2-storey home in McConachie offers 1400 sqft of living space. With 4 bedrooms and 3.5 bathrooms, including a legal basement suite with a fully furnished kitchen and appliances, it's perfect for investment or multi-family living. This corner property features vinyl flooring on the main floor and carpeting on the second floor, and includes a double detached garage. The home is ideally located close to amenities, and minutes from the Anthony Henday and public transportation, ensuring easy access to everything you need. This property is ready for immediate possession. All this home needs is YOU!



#### **Essential Information**

MLS® # E4428078 Price \$619,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

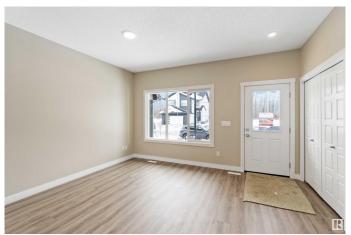
Square Footage 1,399

Acres 0.00

Year Built 2024

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6356 175 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4H2

#### **Amenities**

Amenities See Remarks

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3 Has Suite Yes

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Park/Reserve, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Belvedere School

Middle Steele Heights School

High M.E. LaZerte School

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 33

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 12:17pm MDT