

\$549,900 - 6144 176 Avenue, Edmonton

MLS® #E4426029

\$549,900

4 Bedroom, 3.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

STUNNING 2 STOREY! This spacious home with **LEGAL BASEMENT SUITE** and **SEPARATE ENTRANCE** located in sought after McConachie is gorgeous. Featuring a modern open design floorplan, quality s/s appliances, quartz counters and high end flooring throughout. The main floor has a large living room with an elegant linear fireplace and nice big windows flooding the home in natural light. The white European style kitchen has a massive island with breakfast bar and sunny dining area. Upstairs boasts 3 generous bedrooms, the primary with a big walk in closet, luxury ensuite and is completed with a nice laundry room and family bathroom. The **LEGAL** basement suite has all the luxury finishings used upstairs, with a bedroom, 2nd kitchen, living room and **SEPARATE LAUNDRY**. The exterior has a traditional front porch, deck, detached garage and close to major shopping, schools, picturesque lakes and walking trails – ideal for Investors or live upstairs and rent the lower level. The possibilities are endless!

Built in 2020

Essential Information

MLS® # E4426029

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6144 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P1

Amenities

Amenities	Deck, Detectors Smoke, Front Porch
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Landscaped, P Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter



Additional Information

Date Listed	March 17th, 2025
Days on Market	45
Zoning	Zone 03

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