

\$488,888 - 6113 175a Avenue, Edmonton

MLS® #E4431807

\$488,888

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Must See in McConachie!!...This Stunning 2Story offers 1476sqft, 3Beds, 2.5Baths and an Open Concept Kitchen/Living area with patio doors leading to a South facing composite deck (approx 12'x12') making for an excellent extension of living space. Additional highlights include double entry closets, upgraded S/S Appliances, Quartz counter tops (Kitchen & Ensuite), Graphite Sink, upgraded Pot lights in kitchen/living room along with Dining Fixture, and Vinyl Plank throughout main floor. The 'King-Sized Primary Bedroom boasts TWO closets (one W/I), 4 piece Ensuite and Black-out Blinds. Adding even more value is Air Conditioning, 2nd floor Laundry, and o/s front attached Double Garage. Close proximity to Parks, Schools, Shopping, Restaurants, Public Transit, along with easy access to the Henday ensures a sound investment...REWARD YOURSELF TODAY!!



Built in 2017

Essential Information

MLS® #	E4431807
Price	\$488,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,477
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6113 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N8

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 19th, 2025

Days on Market 11

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 6:02pm MDT