

## \$824,900 - 6221 172a Avenue, Edmonton

MLS® #E4454790

**\$824,900**

7 Bedroom, 4.00 Bathroom, 2,755 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

**\*\*FINISHED BASEMENT 2 BEDROOM AND SEPARATE KITCHEN\*\*SPICE KITCHEN ON MAIN FLOOR\*\*BIG PIE SHAPE REGULAR LOT\*\*2750 Sqft\*\***From the moment you step inside, you are greeted with an inviting foyer that flows into bright living and family areas, perfect for both relaxing and entertaining. The open layout highlights a stylish kitchen with plenty of cabinetry, a functional servery, and a dining area that blends seamlessly into the main floor. Upstairs, the primary suite provides a private retreat with its own ensuite and walkin closets, complemented by additional bedrooms and a loft that can be used as a lounge, study, or play space. Conveniently located laundry and well-planned bathrooms add to the ease of daily living. The finished lower level extends the home's versatility with a full kitchen, spacious rec room, bedrooms, storage, and laundry, making it ideal for extended family, guests. This home combines style, practicality, and location in one complete package. Close to schools, shopping, parks, and transit.

Built in 2021

### Essential Information

MLS® # E4454790

Price \$824,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,755                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6221 172a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3V5          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | None                                                                                                                                 |
| Stories           | 3                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 23                |
| 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 September 18th, 2025 at 4:47am MDT