

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

MLS® #E4428078

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

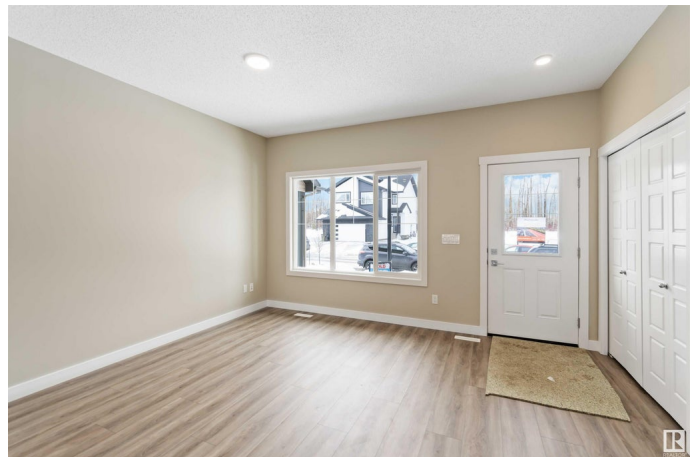
McConachie Area, Edmonton, AB

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!

Built in 2024

### 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 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 32

Zoning Zone 03

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Listing information last updated on April 28th, 2025 at 10:32pm MDT