

# **\$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 34

Zoning Zone 03

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