

## **\$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 6:32pm MDT