

# \$444,900 - 6249 175a Avenue, Edmonton

MLS® #E4442069

## \$444,900

3 Bedroom, 2.50 Bathroom, 1,260 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the modern living in this quality-built Anthem home, perfectly situated in the amenity-rich community of McConachie Heights. This beautiful home offers, SIDE Entry for basement, 3 Bedrooms, Quartz Counter Tops, Kitchen Appliances, Vinyl Flooring on main floor, in bathrooms, in laundry room and Carpet on Upper Floor. Convenient Upper Floor Laundry, Kitchen Appliances, Stunning lighting fixtures, Large dining area, bright living room. Open concept main floor maximizes space.\*Home is still under construction. \*Photos of previous build, interior colors are represented. \*Actual colors and upgrades may vary.



Built in 2025

### Essential Information

MLS® #	E4442069
Price	\$444,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6249 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4A5

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

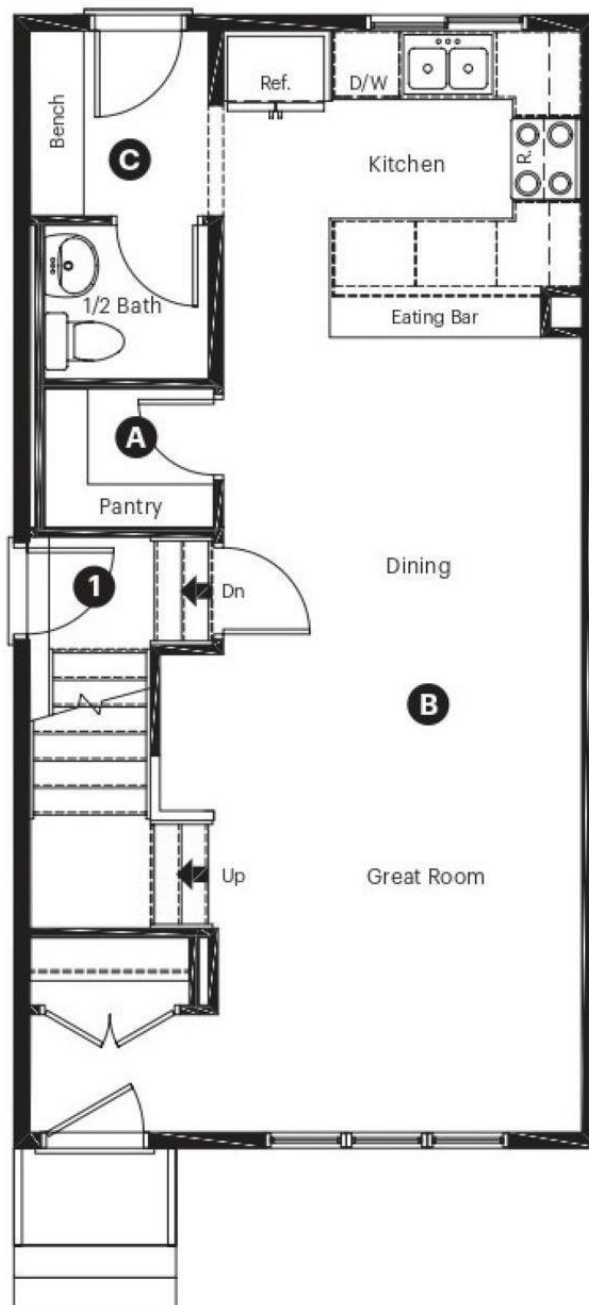
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwa
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 03



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