

# **\$729,000 - 6423 175 Avenue, Edmonton**

MLS® #E4436029

**\$729,000**

3 Bedroom, 3.50 Bathroom, 2,211 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stunning 3 Bed, 4 Bath Home Backing onto Ravine with Side Entrance & Finished Basement. Beautiful 2-storey home in a desirable, family-friendly area backing onto a peaceful ravine. Bright and airy with large windows, 9â€™™ ceilings, & open-to-below design. Main floor features European tile flooring, neutral tones, a gourmet kitchen with quartz counters, stainless steel appliances, walk-through pantry, and large island that opens to the cozy living room with fireplace and greenspace views. Also includes a den, washroom, and mudroom with garage access. Upstairs offers a bonus room, full bath, laundry with sink, and 3 large bedrooms including a stunning primary suite with walk-in closet and spa-like ensuite. The fully finished basement includes a second kitchen, 4-pc bath, separate laundry, flex/gym room and a spacious living area with fireplace perfect for guests . Close to schools, shops, restaurants, and quick access to the Henday. A perfect blend of modern design and functionality in an unbeatable location.

Built in 2021

## **Essential Information**

MLS® # E4436029

Price \$729,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,211                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6423 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4A8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 82             |
| Zoning         | Zone 03        |

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Listing information last updated on August 2nd, 2025 at 8:47pm MDT