\$775,000 - 6222 172a Avenue, Edmonton

MLS® #E4458690

\$775,000

6 Bedroom, 5.00 Bathroom, 2,170 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Experience refined living in this elegant 2-storey, offering 6 beds & 5 baths incl. a fully finished legal basement suite for a total AG/BG area of approx 3,176 sq ft! Perfectly positioned on a quiet cul-de-sac and backing onto park, this residence combines prestige & lifestyle. Step through the grand open-to-below foyer into a sunlit main floor featuring a designer kitchen w/ quartz counters, custom cabinetry & premium SS appliances â€" ideal for entertaining. A main-flr bed & full bath provide versatility for guests or multi-gen living. Upstairs, indulge in the primary retreat w/ spa-inspired ensuite & walk-in closet, plus 2 add'l beds, full baths & a bonus room! The legal suite offers 2 beds, 2nd kitchen, living area, laundry & bath â€" perfect for income or extended family. Finished w/ an oversized dbl-attached garage & landscaped yard w/ panoramic park views, all near schools, trails & amenities. Where luxury, space, and location meet, all this McConachie DREAM HOME needs is YOU!

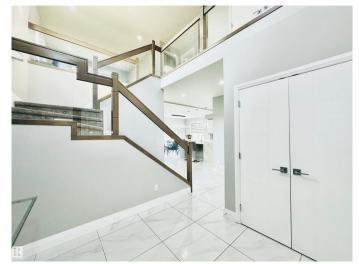
Built in 2021

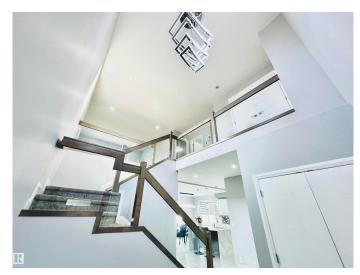
Essential Information

MLS® # E4458690 Price \$775,000

Bedrooms 6







Bathrooms 5.00 Full Baths 5

Square Footage 2,170
Acres 0.00
Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 6222 172a Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3V5

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,

Guest Suite, No Animal Home, No Smoking Home, Vaulted Ceiling, See

Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Stove-Electric, Stove-Gas, Vacuum Systems,

Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Curtains

and Blinds

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed September 19th, 2025

Days on Market 44

Zoning Zone 03

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Listing information last updated on November 2nd, 2025 at 12:02pm MST