

## \$625,000 - 6135 175 Avenue, Edmonton

MLS® #E4427882

### \$625,000

2 Bedroom, 2.50 Bathroom, 2,175 sqft

Single Family on 0.00 Acres

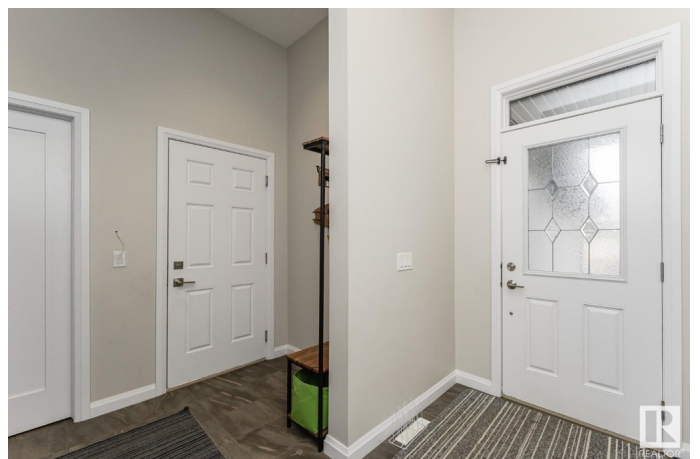
McConachie Area, Edmonton, AB

Well maintain 2 storey located in the well sought after community of McConachie. Main floor features and open concept with a living room, cozy warm Gas Fire Place, Large Island Gourmet Kitchen with Quartz Counter Tops, and up graded Stainless steel appliances, and tons of cupboard space. There is a dining area with a patio door leading to a deck and a south facing backyard with added privacy with a gate to walking trails. Finishing of the main level there is a 2 pce powder room and a door leading to a huge Tandem Triple Heated Attached Garage with a loft for lots of storage. The upper level has a Gigantic Primary Bedroom with a walk in closet and a 5 pce en-suite, as well on the upper level there are 2 additional spacious bedroom, a laundry room, 4 pce family bath and a family room. Comes with Central Air and Instant H2O. What a great place to call home and is a real pleasure to show.

Built in 2015

### Essential Information

MLS® #	E4427882
Price	\$625,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,175
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6135 175 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N7

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Water Instant
Parking Spaces	5
Parking	Heated, Insulated, Tandem, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 15  
Zoning Zone 03

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Listing information last updated on April 12th, 2025 at 2:17am MDT