

# **\$539,900 - 5732 168 Avenue, Edmonton**

MLS® #E4432306

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This nearly 1700 sq ft open concept home has a gorgeous kitchen w/rich dark cabinets, granite counter tops, S/S appliances & corner pantry. A breakfast nook w/access to the backyard via a sliding door is just off the kitchen. A large living room w/corner gas fireplace & formal dining room/flex space tie into the open concept of this home & make the perfect space for entertaining. 1/2 bath finishes off the main floor. Walking up the stairs to the 2nd level features laundry room, spacious primary bedroom w/huge walk-in closet. The 5 pc ensuite has double sinks, a large garden soaker tub & stand up shower. 2 more large bedrooms & a 4 pc bath finish off the 2nd level. The backyard is a perfect size w/an oversized deck, gas line to BBQ & gorgeous landscaping. Don't forget about large double ATTACHED garage! With easy access to schools, shopping, transit & Henday this home is in the perfect location! This home also comes w/ central A/C & shed! 2024 taxes \$4,542.58. Lot size 446.44 sq m.

Built in 2009

## **Essential Information**

MLS® # E4432306

Price \$539,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,678                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5732 168 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0K5         |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 03          |

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Listing information last updated on April 30th, 2025 at 12:02am MDT