# \$599,900 - 6356 175 Avenue, Edmonton

MLS® #E4435038

#### \$599.900

4 Bedroom, 3.50 Bathroom, 1,399 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Check out this brand-new 2-story home in McConachie. 1400 sqft of spaceâ€"plenty for a growing family. There are 4 bedrooms and 3.5 bathrooms, including a legal basement suite that's basically a full-blown apartment with a furnished kitchen and appliances. Good for rental income, or if you're a multi-family type. Featuring stylish vinyl flooring on the main floor and cozy carpeting upstairs. The spacious kitchen is equipped with stainless steel appliances. The double detached garage offers ample space for parking, while the prime location ensures you're just moments away from essential amenities, the Anthony Henday, and public transit. you'II never have to stress about getting around. This home is ready for immediate possession.



#### **Essential Information**

MLS® # E4435038 Price \$599,900

Bedrooms 4

Bathrooms 3.50

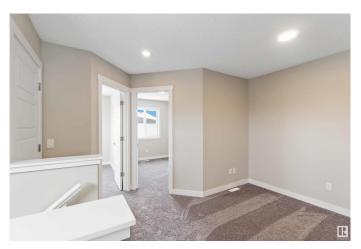
Full Baths 3

Half Baths 1

Square Footage 1,399 Acres 0.00







Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6356 175 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4H2

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Corner Lot, Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 41

# Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:17am MDT