

\$549,900 - 6144 176 Avenue, Edmonton

MLS® #E4426029

\$549,900

4 Bedroom, 3.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

STUNNING 2 STOREY! This spacious home with **LEGAL BASEMENT SUITE** and **SEPARATE ENTRANCE** located in sought after McConachie is gorgeous. Featuring a modern open design floorplan, quality s/s appliances, quartz counters and high end flooring throughout. The main floor has a large living room with an elegant linear fireplace and nice big windows flooding the home in natural light. The white European style kitchen has a massive island with breakfast bar and sunny dining area. Upstairs boasts 3 generous bedrooms, the primary with a big walk in closet, luxury ensuite and is completed with a nice laundry room and family bathroom. The **LEGAL** basement suite has all the luxury finishings used upstairs, with a bedroom, 2nd kitchen, living room and **SEPARATE LAUNDRY**. The exterior has a traditional front porch, deck, detached garage and close to major shopping, schools, picturesque lakes and walking trails – ideal for Investors or live upstairs and rent the lower level. The possibilities are endless!

Built in 2020

Essential Information

MLS® # E4426029

Price \$549,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,449 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6144 176 Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3P1 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Landscaped, F Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |



Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 45 |
| Zoning | Zone 03 |

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