

## \$729,000 - 6423 175 Avenue, Edmonton

MLS® #E4436029

**\$729,000**

3 Bedroom, 3.50 Bathroom, 2,211 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stunning 3 Bed, 4 Bath Home Backing onto Ravine with Side Entrance & Finished Basement. Beautiful 2-storey home in a desirable, family-friendly area backing onto a peaceful ravine. Bright and airy with large windows, 9â€™™ ceilings, & open-to-below design. Main floor features European tile flooring, neutral tones, a gourmet kitchen with quartz counters, stainless steel appliances, walk-through pantry, and large island that opens to the cozy living room with fireplace and greenspace views. Also includes a den, washroom, and mudroom with garage access. Upstairs offers a bonus room, full bath, laundry with sink, and 3 large bedrooms including a stunning primary suite with walk-in closet and spa-like ensuite. The fully finished basement includes a second kitchen, 4-pc bath, separate laundry, flex/gym room and a spacious living area with fireplace perfect for guests . Close to schools, shops, restaurants, and quick access to the Henday. A perfect blend of modern design and functionality in an unbeatable location.

Built in 2021

### Essential Information

MLS® # E4436029

Price \$729,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6423 175 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4A8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	72
Zoning	Zone 03

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