\$589,000 - 6539 176 Avenue, Edmonton

MLS® #E4439194

\$589,000

5 Bedroom, 4.00 Bathroom, 1,771 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Versatile. Income-Ready. Exceptionally Located. This thoughtfully designed home is the perfect investment, or anyone wanting future flexibility. The layout works hard for you: a main floor bedroom and full bath for aging parents or guests, plus a fully legal 1-bedroom basement suite with its own entrance, ideal for rental income. Upstairs, three more bedrooms include a spacious primary with an ensuite and a walk-in closet. Every detail was made for low-maintenance living: the backyard features a concrete patio with no grass to mow, and the modern finishings mean you can move in without a to-do list. You're just steps from the McConachie Tree Stand, Aapreserved natural corridor that adds privacy and a sense of calm to this growing community. Nearby schools, shopping, and easy access to the Henday make daily life simple and efficient. Whether you're looking for a smart investment or a home that adapts to life's seasons, this is a property that gives you options and peace of mind.

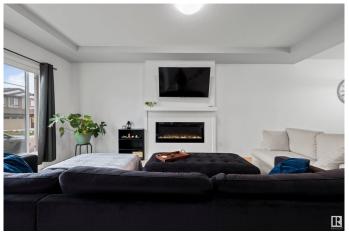
Built in 2022

Essential Information

MLS® # E4439194 Price \$589,000

Bedrooms 5







Bathrooms 4.00

Full Baths 4

Square Footage 1,771

Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 6539 176 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4B2

Amenities

Amenities Deck, No Smoking Home

Parking Spaces 4

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

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Soraya Hafez School

High M.E LaZerte

Additional Information

Date Listed May 29th, 2025

Days on Market 21

Zoning Zone 03

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Listing information last updated on June 19th, 2025 at 7:17pm MDT