

## \$524,900 - 6260 175 Avenue, Edmonton

MLS® #E4451835

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Located in the vibrant community of McConachie, this stylish 2-storey home offers a thoughtfully finished basement and beautifully landscaped yard designed for low-maintenance living. The basement features a spacious recreation room, an additional bedroom, and a second kitchen—perfect for multi-generational families or extra living space. Inside, the main level impresses with luxury vinyl plank flooring, an open-concept layout, and a bright, modern kitchen complete with quartz countertops, soft-close cabinetry, and a functional island with a flush eating ledge. The upper floor includes a cozy loft, convenient laundry area, and a spacious primary suite with a large walk-in closet. Situated near parks, schools, public transit, and with easy access to Anthony Henday Drive, this home combines comfort, style, and a convenient north Edmonton location. Still covered under builder's 10-year warranty for added peace of mind.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451835  |
| Price     | \$524,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,550                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6260 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4H3         |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks, HRV System |
| Parking   | Parking Pad Cement/Paved                                                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 3                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                40  
Zoning                              Zone 03

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