

\$469,900 - 6272 175 Avenue, Edmonton

MLS® #E4435015

\$469,900

3 Bedroom, 2.50 Bathroom, 1,607 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Ready for Quick Possession, this Single Family Home Built by Award Winning Builder, Montorio Homes, includes 3 Bedrooms, 2.5 Baths and Upstairs Loft, 9' Ceiling on Main Floor with Luxury Vinyl Plank flooring, Appliance Allowance, Stylish Quartz Countertops Throughout, High Quality Cabinetry with Soft Close Drawers & Cabinets, Tiled Backsplash and a Generous Sized Pantry. Upstairs you will find the Laundry, a Spacious Primary Suite with a Walk-In Closet and Ensuite. SEPARATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Easy access to the Anthony Henday, close to all amenities, shopping and schools. McConachie Heights isnâ€™t just about convenience â€“ itâ€™s also about enjoying what nature has to offer!

Built in 2024

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435015 |
| Price | \$469,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,607 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6272 175 Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4H3 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Hood Fan |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 40 |

Zoning

Zone 03

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Listing information last updated on June 16th, 2025 at 10:17am MDT