

## \$579,900 - 5734 175a Avenue, Edmonton

MLS® #E4445272

### \$579,900

3 Bedroom, 2.50 Bathroom, 1,904 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

McConachie is the location of this perfectly designed and upgraded home! Lots of shopping and amenities close by, with great schools and parks in the area - your family will love living here! Convenient attached garage & Over 1900 sq.ft. with hardwood & tile floors. The main floor has a large, welcoming foyer and leads right to the main living area - great room with a cozy wood burning fireplace; dining room has access to the large composite deck and fully fenced back yard. The kitchen is a perfect space for the family chef! Granite counter tops, huge island, lots of cabinets and stainless steel appliances are included! A half bath and the mudroom/laundry room complete this level. The second floor is a private space just for your family with a large bonus room that is perfect for a media room. The large primary suite has a walk-in closet and full ensuite. Two more generous sized bedrooms and a second full bath complete this level. The basement is unspoiled & ready for your unique ideas!

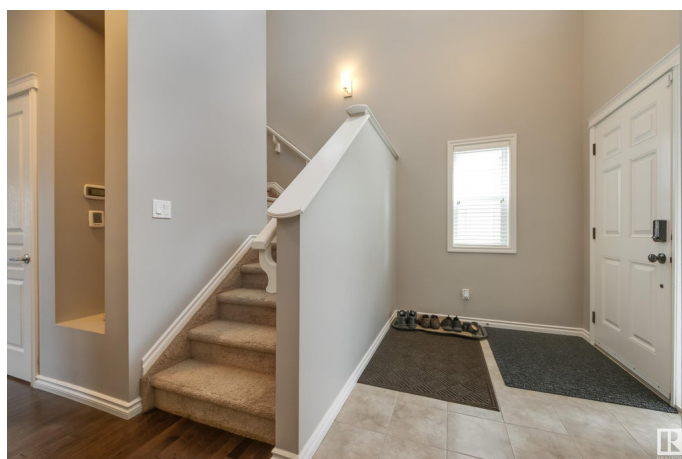
Built in 2013

### Essential Information

MLS® # E4445272

Price \$579,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,904                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5734 175a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0T7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                32  
Zoning                              Zone 03

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