# \$549,900 - 6144 176 Avenue, Edmonton

MLS® #E4426029

#### \$549,900

4 Bedroom, 3.50 Bathroom, 1,449 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

STUNNING 2 STOREY! This spacious home with LEGAL BASEMENT SUITE and SEPARATE ENTRANCE located in sought after McConachie is gorgeous. Featuring a modern open design floorplan, quality s/s appliances, quartz counters and high end flooring throughout. The main floor has a large living room with an elegant linear fireplace and nice big windows flooding the home in natural light. The white European style kitchen has a massive island with breakfast bar and sunny dining area. Upstairs boasts 3 generous bedrooms, the primary with a big walk in closet, luxury ensuite and is completed with a nice laundry room and family bathroom. The LEGAL basement suite has all the luxury finishings used upstairs, with a bedroom, 2nd kitchen, living room and SEPARATE LAUNDRY. The exterior has a traditional front porch, deck, detached garage and close to major shopping, schools, picturesque lakes and walking trails â€" ideal for Investors or live upstairs and rent the lower level. The possibilities are endless!





Built in 2020

## **Essential Information**

MLS® # E4426029 Price \$549,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,449

Acres 0.00 Year Built 2020

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6144 176 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3P1

#### **Amenities**

Amenities Deck, Detectors Smoke, Front Porch

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, Microwave Hood

Fan-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Landscaped, F

**Schools** 

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

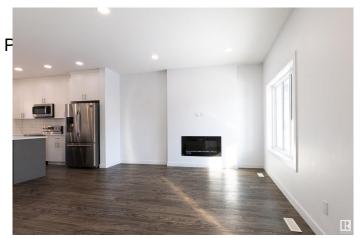
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 44

Zoning Zone 03



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