

## \$638,200 - 6127 175 Avenue, Edmonton

MLS® #E4456494

**\$638,200**

3 Bedroom, 3.50 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

**BACKING TREES!** This stunning 2,200+ sq.ft. two-storey blends timeless design with modern comfort & backs onto a beautiful treed green space. Step inside to soaring 9 ft. ceilings & rich hardwood floors flowing throughout the main level. The spacious great room is anchored by a cozy gas fireplace, while the open dining area offers direct access to the deck—perfect for enjoying peaceful, private treed views. The kitchen is a true showpiece, featuring striking Black Pearl granite countertops, built-in stainless steel appliances with gas cooktop, a raised eating bar, oversized island, & a walk-in pantry. Upstairs, the luxurious Primary impresses with its private sitting area & ensuite complete with dual vanities—each paired with its own walk-in closet. Two additional bedrooms, a full bath, upper laundry, & a large bonus family room complete the level. The fully finished basement expands your living space with a versatile rec room, fitness area, full bath, & ample storage. Close to park & access to Henday.

Built in 2016

### Essential Information

MLS® # E4456494

Price \$638,200



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,231                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6127 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3N7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 03             |

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Listing information last updated on September 14th, 2025 at 5:17am MDT