

## \$565,000 - 6003 175 Avenue, Edmonton

MLS® #E4427832

**\$565,000**

3 Bedroom, 3.50 Bathroom, 2,375 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully maintained 2,375 ft, 3 BED, 3.5 BATHS home located in the family-friendly community of McConnachie! This home is perfect for big, growing families. The main floor is open, bright & spacious. The functional floorplan is timeless, and boasts large mudroom, big walk through pantry, and den/flex area that offers many uses. Upstairs, you will find 3 HUGE Bedrooms, as well as laundry and the oversized Bonus Room. The fully finished basement offers additional living space, ideal for a home theater, play area, or personal gym as well as another full bath! The double attached garage provides ample storage & convenience. Situated on a SOUTH FACING CORNER Lot with Extra Windows, & BACKING TREE STAND, this is the one youâ€™ve been waiting for. Enjoy easy access to top- schools, parks, shopping, transportation & all essential amenities, making this location perfect for busy lifestyles. 9 foot ceilings on main and basement. Central A/C too! Built in speakers too! A great place to call home!

Built in 2013

### Essential Information

MLS® # E4427832

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,375                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6003 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0K8         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exterior Walls- 2"x6", Vacuum System-Roughed-In |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Freestanding, Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 03          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 12:32am MDT