

Courtesy Of Emily Kwok Of Real Broker

## \$493,000 - 6104 176 Avenue, Edmonton

MLS® #E4433933

**\$493,000**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

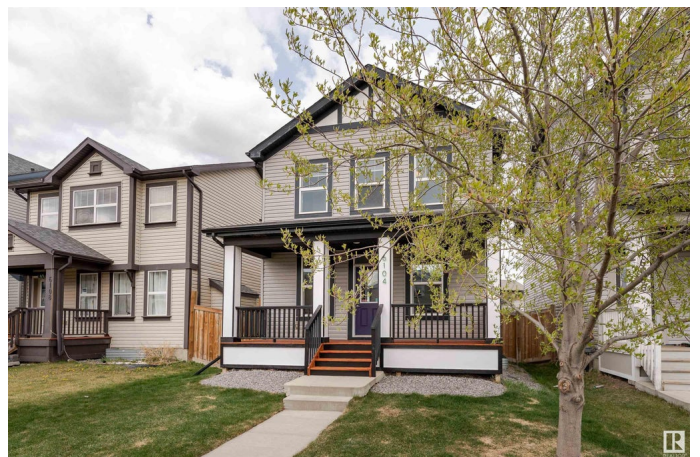
This stunning home offers a wealth of impressive features & functional design. The spacious entryway & den flows into a bright, open-concept living area with 9' ceilings & large triple-pane windows. The chef-inspired kitchen equipped with built-in S/S appliances, optional gas line for the countertop stove, chimney hood fan, garburator, walk-in pantry, & substantial kitchen island is perfect for entertaining. Enjoy your morning coffee on the front porch, host BBQs on the backyard deck, or escape upstairs to the luxurious retreat of a spa-like 5pc ensuite - the lifestyle choice is yours. The primary bedroom also features a generous walk-in closet complete with organizers. Two more well-sized bedrooms, 4pc bath, expansive laundry room with counter & shelf, and spacious walk-in linen closet complete the upper floor. The unfinished basement, with its open 9' ceiling, awaits your creative vision & specific needs. More upgrades: extended garage, hot water tap outside. Quick possession available. Don't miss out!

Built in 2014

### Essential Information

MLS® # E4433933

Price \$493,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6104 176 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3N9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Insulated   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Belvedere School      |
| Middle     | Steele Heights School |
| High       | M.E. Lazerte School   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 03       |

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Listing information last updated on May 3rd, 2025 at 4:02pm MDT