

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

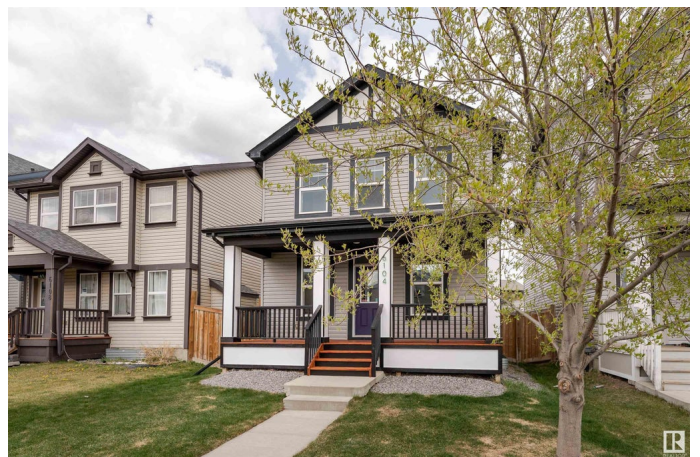
This stunning home offers a wealth of impressive features & functional design. The spacious entryway & den flows into a bright, open-concept living area with 9' ceilings & large triple-pane windows. The chef-inspired kitchen equipped with built-in S/S appliances, optional gas line for the countertop 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, 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	12
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 May 14th, 2025 at 8:02pm MDT