

## \$629,900 - 6507 176 Avenue, Edmonton

MLS® #E4449640

**\$629,900**

5 Bedroom, 3.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to the very rare opportunity to own a property with a House and a Garage Suite in the heart of the family community of McConachie. Let's begin with the house, you can park in the Double Car garage and make your way inside. Once inside you will find the open living room, dining room and kitchen with all the upgraded appliances with a nice pantry, and a 2-piece bathroom too. Make your upstairs to spacious primary bedroom with 4-piece ensuite and walk in closet, 2 more bedrooms, a 4-piece bathroom and the convenient Laundry room. The unfinished basement is ready for you to develop into more living space or with the separate side entrance a legal basement suite. The completely separate garage suite has it's own full kitchen with all the appliances, living room, 2 bedrooms, 4-piece bathroom, storage room, and it's own utility room. So many investment options, rent out both, live in the garage suite and rent out the house, live in the house and rent out the garage, or for large families live in both.

Built in 2021

### Essential Information

MLS® # E4449640

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,494                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6507 176 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4B2         |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                                    |
| Parking        | Double Garage Detached                                                                               |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 03         |

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Listing information last updated on August 24th, 2025 at 10:17am MDT