

# \$599,900 - 6356 175 Avenue, Edmonton

MLS® #E4435038

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB



Check out this brand-new 2-story home in McConachie. 1400 sqft of spaceâ€”plenty for a growing family. There are 4 bedrooms and 3.5 bathrooms, including a legal basement suite thatâ€™s basically a full-blown apartment with a furnished kitchen and appliances. Good for rental income, or if youâ€™re a multi-family type. Featuring stylish vinyl flooring on the main floor and cozy carpeting upstairs. The spacious kitchen is equipped with stainless steel appliances. The double detached garage offers ample space for parking, while the prime location ensures youâ€™re just moments away from essential amenities, the Anthony Henday, and public transit. youâ€™ll never have to stress about getting around. This home is ready for immediate possession.

Built in 2024

## Essential Information

MLS® #	E4435038
Price	\$599,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,399
Acres	0.00

Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6356 175 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4H2

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	4

## 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 10th, 2025 at 5:47pm MDT