

Courtesy Of David M Ozubko Of Real Broker

\$449,900 - 6531 168 Avenue, Edmonton

MLS® #E4463238

\$449,900

4 Bedroom, 3.50 Bathroom, 1,536 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish and move-in ready, this half duplex in McConachie offers modern comfort, privacy and flexibility. The open main floor features bright living and dining areas, a sleek kitchen with stainless steel appliances and a mudroom that opens to a partially fenced yard and deck, perfect for outdoor dining or relaxing. Upstairs, the primary suite includes a walk-in closet and ensuite, along with 2 spacious bedrooms, a full bath and an upper laundry setup for added convenience. The finished basement adds a 2nd full kitchen, living room, bedroom, bath and laundry, ideal for extended family or guests. Backing onto the community league, you'll enjoy peaceful views and no neighbours behind you. A single attached garage and updated finishes make this home an excellent choice for families or first-time buyers. Located close to schools, parks, shopping, transit and the Anthony Henday, this McConachie home combines comfort, value and location in one great package.

Built in 2020

Essential Information

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|-----------|-----------|
| MLS® # | E4463238 |
| Price | \$449,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|---------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,536 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6531 168 Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3X9 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2 |
| Parking | Insulated, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Composition, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |

| | |
|--------------|---------------------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Composition, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Soraya Hafez School |
| Middle | Steele Heights School |
| High | M.E. LaZerte School |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 23rd, 2025 |
| Days on Market | 2 |
| Zoning | Zone 03 |

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Listing information last updated on October 25th, 2025 at 4:32am MDT