

## **\$549,900 - 6144 176 Avenue, Edmonton**

MLS® #E4426029

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

**STUNNING 2 STOREY!** This spacious home with **LEGAL BASEMENT SUITE** and **SEPARATE ENTRANCE** located in sought after McConachie is gorgeous. Featuring a modern open design floorplan, quality s/s appliances, quartz counters and high end flooring throughout. The main floor has a large living room with an elegant linear fireplace and nice big windows flooding the home in natural light. The white European style kitchen has a massive island with breakfast bar and sunny dining area. Upstairs boasts 3 generous bedrooms, the primary with a big walk in closet, luxury ensuite and is completed with a nice laundry room and family bathroom. The **LEGAL** basement suite has all the luxury finishings used upstairs, with a bedroom, 2nd kitchen, living room and **SEPARATE LAUNDRY**. The exterior has a traditional front porch, deck, detached garage and close to major shopping, schools, picturesque lakes and walking trails – ideal for Investors or live upstairs and rent the lower level. The possibilities are endless!

Built in 2020

### **Essential Information**

MLS® # E4426029

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6144 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P1

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features    Back Lane, Landscaped, F  
Schools  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Vinyl  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            March 17th, 2025  
Days on Market       31  
Zoning                  Zone 03

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