

## \$384,900 - 6013 174 Street, Edmonton

MLS® #E4425495

### \$384,900

3 Bedroom, 1.50 Bathroom, 1,373 sqft  
Single Family on 0.00 Acres

Garipey, Edmonton, AB

Lots of space and a massive yard. It's a great start to a wonderful home that has so much to offer. From the quiet street and the double garage to the renovated kitchen and open floor plan, you're going to love living in this great home. Recent upgrades include a new roof and soffits/gutters in 2021, which is a nice perk. You'll love the size of the rooms, the open spaces, and the general sense of comfortable that this home offers. Check it out for yourself and you'll be sure to come to the same conclusion.

Built in 1979

### Essential Information

MLS® #	E4425495
Price	\$384,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,373
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



## Community Information

Address	6013 174 Street
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1G2

## Amenities

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 20

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