

# **\$565,000 - 6003 175 Avenue, Edmonton**

MLS® #E4427832

**\$565,000**

3 Bedroom, 3.50 Bathroom, 2,375 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully maintained 2,375 ft, 3 BED, 3.5 BATHS home located in the family-friendly community of McConnachie! This home is perfect for big, growing families. The main floor is open, bright & spacious. The functional floorplan is timeless, and boasts large mudroom, big walk through pantry, and den/flex area that offers many uses. Upstairs, you will find 3 HUGE Bedrooms, as well as laundry and the oversized Bonus Room. The fully finished basement offers additional living space, ideal for a home theater, play area, or personal gym as well as another full bath! The double attached garage provides ample storage & convenience. Situated on a SOUTH FACING CORNER Lot with Extra Windows, & BACKING TREE STAND, this is the one youâ€™ve been waiting for. Enjoy easy access to top- schools, parks, shopping, transportation & all essential amenities, making this location perfect for busy lifestyles. 9 foot ceilings on main and basement. Central A/C too! Built in speakers too! A great place to call home!

Built in 2013

## **Essential Information**

MLS® # E4427832

Price \$565,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,375
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6003 175 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K8

### Amenities

Amenities	Exterior Walls- 2"x6", Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	22
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 April 18th, 2025 at 5:47pm MDT