

## **\$628,800 - 5506 168a Avenue, Edmonton**

MLS® #E4448188

**\$628,800**

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This TURN KEY HOME has been METICULOUSLY MAINTAINED and UPGRADES include, a brand new MULTI-STAGE FURNACE, new ROOF, TANKLESS HOT WATER SYSTEM, WATER SOFTNER, enhanced ATTIC INSULATION, HIGH END FLOORING and APPLIANCES, GARAGE HEATER and EPOXY FLOOR. This home greets you with a VAULTED ENTRYWAY, leading you to a spacious FORMAL DINING ROOM (or main floor flex room). A MASSIVE FAMILY ROOM is complete with GAS FIREPLACE open to your EXPANSIVE chef's KITCHEN with LARGE ISLAND, GAS RANGE and wine FRIDGE. Step out to your SUBSTANTIAL DECK, and into your PROFESSIONALLY LANDSCAPED pie shaped yard, offering you a POURED CONCRETE fire pit pad, FOUNTAIN ROCK, and ample GRASSY area all bordered with MATURE TREES. Upstairs you will find ENORMOUS PRIMARY retreat with 5 piece ensuite and W/I CLOSET as well as 2 SPACIOUS BEDROOMS, 3 piece BATHROOM & BONUS ROOM! The LOWER LEVEL has been PARTIALLY FINISHED. Located MINUTES from HENDAY, SHOPPING, SCHOOLS, PUBLIC TRANSIT, PARKS & TRAILS!

Built in 2009



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448188               |
| Price          | \$628,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,232                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5506 168a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0K4          |

## Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Gazebo, Hot Water Instant, Insulation-Upgraded, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                   |

## Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                                                                                           |

|              |                          |
|--------------|--------------------------|
| Stories      | 2                        |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Cul-De-Sac, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                   |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Soraya Hfz/Christ the King |
| Middle     | Steele Hts/Christ the King |
| High       | ME Lazerte/Arch O'Leary    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 03         |

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT