

## \$739,900 - 6419 175 Avenue, Edmonton

MLS® #E4450854

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,432 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Backs onto Green Space! Over 2,400 Sq.Ft. of Beautifully Designed Living! Welcome to this stunning home in the family-friendly community of McConachie—conveniently located near schools, shopping, and transit. Enjoy peaceful views and added privacy with no rear neighbors. Step inside to discover a bright, open layout with soaring ceilings and a south-facing backyard that floods the space with natural light. The chef-inspired kitchen boasts full-height cabinetry, quartz countertops, stainless steel appliances, a stylish tile backsplash, an eat-up island, and a walk-through pantry directly off the garage for added convenience. The main floor also features a cozy electric fireplace and a spacious den—perfect for a home office or playroom and spacious laundry room. Upstairs, you’ll find a bonus room, and three spacious bedrooms. The luxurious primary suite offers feature ceilings and a spa-like ensuite complete with a jacuzzi tub, dual sinks, a large walk-in shower.

Built in 2020

### Essential Information

MLS® # E4450854

Price \$739,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,432                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6419 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4A8         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Air Conditioning-Central, Dryer, Oven-Built-In, Oven-Microwave, Washer, See Remarks, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 2                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Partially Finished                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market       3  
Zoning                 Zone 03

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