

## \$668,888 - 6107 175 Avenue, Edmonton

MLS® #E4451817

**\$668,888**

4 Bedroom, 3.50 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stunning 2 story home located in McConachie BACKING THE NATURAL RESERVE FOREST. Offering OVER 3300 sqft of beautifully appointed living space, this home features 4 spacious bedrms & 3.5 baths, ideal for families or those who love to entertain. The main floor's open-concept layout is highlighted by a modern kitchen, complete w/ granite counters, SS appliances, & a generous WI pantry. The adjoining living room exudes warmth w/ its coffered ceilings & a cozy gas FP. A dining room & a convenient half-bath AS WELL AS A DEN/OFFICE complete this level. Upstairs you'll find a massive bonus room w/ vaulted ceilings. The luxurious primary suite is a true retreat, featuring a spa-like 5pc ensuite. 2 additional bedrms, a full bath, & a laundry room provide all the space you need for modern living. The FULLY FINISHED basement has a large rec room, bthroom, bedroom and walk in storage. A double attached garage, while the fully landscaped southwest-facing backyard is perfect for outdoor gatherings

Built in 2017

### Essential Information

MLS® # E4451817

Price \$668,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,099                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6107 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P2         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, No Smoking Home, R.V. Storage |
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached              |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                     |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 7                |
| 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 August 14th, 2025 at 9:47am MDT