

## **\$450,000 - 6125 176 Avenue, Edmonton**

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MLS® #E4435375

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautifully designed over 1,600 sq ft duplex (with AC) nestled in thriving neighborhood close to all the newest developments, top-rated schools, scenic parks, walking trails, & convenient shopping. Step inside to open-concept main floor with high ceilings & south-facing backyard that floods the space with natural light. Modern kitchen features stainless steel appliances, granite countertops, & plenty of cabinet space—perfect for cooking and entertaining. Upstairs, you'll find versatile bonus room, ideal for home office or cozy lounge, along with spacious primary bedroom complete with 3-pc ensuite & walk-in closet. Two additional bedrooms & 4-pc main bath provide room for family, guests, or hobbies. Outside, enjoy fully fenced & landscaped yard featuring deck, stone patio, & storage shed—ready for summer gatherings or peaceful evenings. Single attached garage adds everyday convenience. Unfinished basement offers high ceilings & well-laid-out floor plan with incredible potential to expand your living space!



Built in 2015

### **Essential Information**

MLS® #                      E4435375

Price                         \$450,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6125 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	28
Zoning	Zone 03

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Listing information last updated on June 5th, 2025 at 5:32pm MDT