

## \$675,000 - 6125 167a Avenue, Edmonton

MLS® #E4444537

**\$675,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover exceptional living in this meticulously maintained single-family home offering over 2,400 sq ft of beautifully designed space. Featuring 4 spacious bedrooms and 3.5 bathrooms, this residence blends comfort and functionality with elegant style. The bright, open-concept main floor flows effortlessly into the gourmet kitchen and generous living area—perfect for family life or entertaining guests. Step outside to not one, but three private balconies, each offering its own unique space for morning coffee, evening sunsets, or weekend gatherings. The fully finished basement provides a versatile area ideal for a home theatre, gym, or extra living quarters. Thoughtfully cared for inside and out, this home is move-in ready with pride of ownership throughout. Located in a desirable neighborhood close to schools, parks, and amenities, this is a rare opportunity to own a home that offers space, style, and superb condition. Central AC and heated garage!! Don't miss out—this one truly has it all!

Built in 2015

### Essential Information

MLS® # E4444537

Price \$675,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,479                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6125 167a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0Z8          |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Wet Bar |
| Parking   | Double Garage Attached                            |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stucco                                 |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stucco                                 |
| Foundation        | Concrete Perimeter                           |

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        5  
Zoning                    Zone 03

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