

# \$469,900 - 6258 175a Av Nw, Edmonton

MLS® #E4454145

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Single Family

McConachie Area, Edmonton, Alberta

Quality Built Home by Award Winning Montorio Homes includes 3 Bedrooms, 2.5 Baths and Upstairs Loft, 9' Ceiling on Main Floor & Luxury Vinyl Plank flooring on the Main Floor, Appliance Allowance, Stylish Quartz Countertops Throughout, High Quality Cabinetry with Soft Close Drawers & Cabinets, Tiled Backsplash and a Generous Sized Pantry. Upstairs you will find the Laundry, a Spacious Primary Suite with a Walk-In Closet and Ensuite. SEPARATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Easy Access to the Anthony Henday, Close to all Amenities, Shopping and Schools (id:6289)

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4454145      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,557         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

Address 6258 175a Av Nw



|             |                 |
|-------------|-----------------|
| Subdivision | McConachie Area |
| City        | Edmonton        |
| Province    | Alberta         |
| Postal Code | T5Y4A5          |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Playground, Public Transit, Schools, Shopping, Ceiling - 9ft   |
| Features  | See remarks, Paved lane, Lane, No Animal Home, No Smoking Home |
| Parking   | Parking Pad                                                    |

### Interior

|              |                                            |
|--------------|--------------------------------------------|
| Appliances   | Alarm System, Garage door opener, Hood Fan |
| Heating      | Forced air                                 |
| # of Stories | 2                                          |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Professionals |
|----------------|----------------------|



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