

# \$699,900 - 6235 175 Av Nw, Edmonton

MLS® #E4459062

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,451 sqft

Single Family

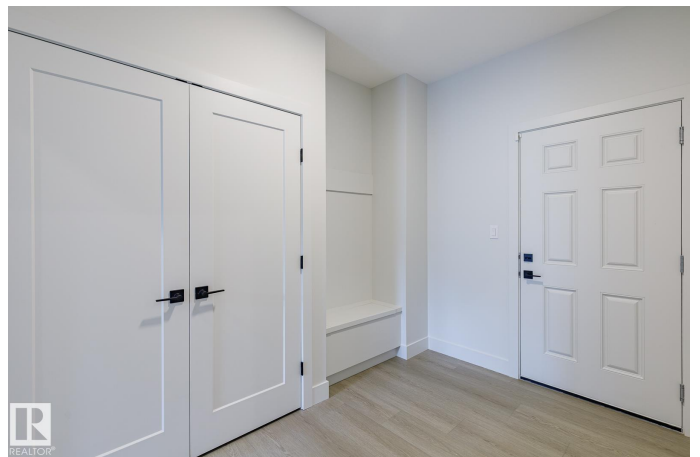
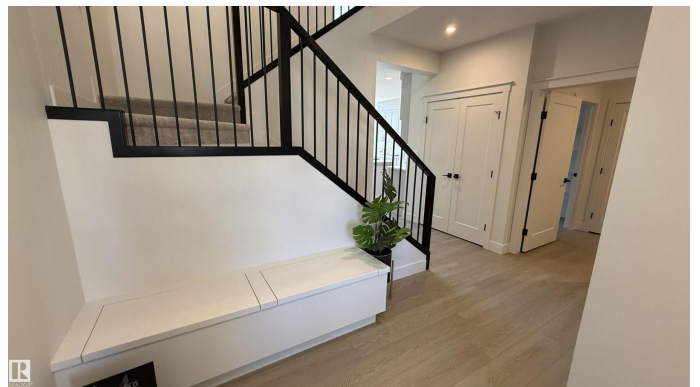
McConachie Area, Edmonton, Alberta

Welcome to this stunning, fully upgraded custom Montorio Home that backs onto a permanent full tree line!. This home boasts nearly 2450 sq.ft. of thoughtfully designed living space featuring a main floor bedroom with Ensuiteâ€”ideal for guests or home office. Additionally you will find a ½ bath half and a huge mudroom. An open-to-above living room with soaring ceilings, a spacious kitchen with walkthrough pantry, huge island and 9â€™™ ceilings throughout the main. The side entrance to the basement offers future suite potential. Upstairs includes 3 spacious bedrooms, a versatile bonus room, and 2 full bathrooms. The luxurious primary and his and her walk-in closets. Includes: Smart Home System, triple pane windows, HRV system, gas water heater. (id:6289)

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4459062      |
| Price          | \$699,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,451         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6235 175 Av Nw  |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| Province    | Alberta         |
| Postal Code | T5Y0K8          |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Park, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft |
| Features       | Private setting, Flat site, No back lane                           |
| Parking Spaces | 4                                                                  |
| Parking        | Attached Garage                                                    |
| # of Garages   | 1                                                                  |

## Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Alarm System, Garage door opener remote(s), Garage door opener, Hood Fan |
| Heating      | Forced air                                                               |
| Fireplace    | Yes                                                                      |
| Fireplaces   | Gas                                                                      |
| # of Stories | 2                                                                        |

## Listing Details

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



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Listing information last updated on October 16th, 2025 at 4:16pm MDT