# \$679,900 - 6303 175 Avenue, Edmonton

MLS® #E4432583

#### \$679,900

5 Bedroom, 3.00 Bathroom, 2,427 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Quality Built Home by Award Winning Builder Montorio Homes offers 5 Bedrooms, 3 Baths, Spice Kitchen and South Backing onto a Natural Reserve/Tree Line. The Salerno Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric F/P with Mantel w/Detail. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers Bedroom/Full Bath on Main Floor, Mudroom and Walk-through Pantry. A Designer Kitchen Offering Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops w/ Undermount Sinks, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Easy access to the Anthony Henday, close to all amenities, shopping and schools. McConachie Heights isn't just about convenience – it's also about enjoying what nature has to offer!



Built in 2024

## **Essential Information**

MLS® # E4432583 Price \$679,900 Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 2,427

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 6303 175 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4H2

#### **Amenities**

Amenities Carbon Monoxide Detectors

Walls- 2"x6", Hot Water Na Home, Smart/Program. The

Vacuum System-Roughed-In

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Garage Opener, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

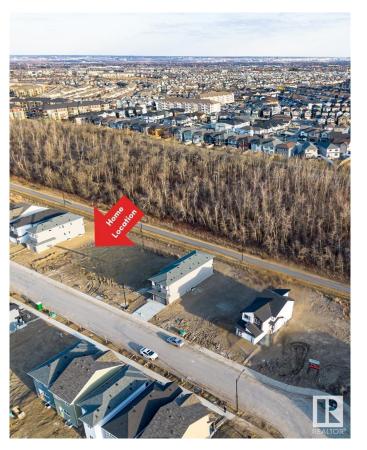
Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl





Exterior Features Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 54

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 June 17th, 2025 at 8:47am MDT