

## \$580,000 - 5816 168 Avenue, Edmonton

MLS® #E4446778

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

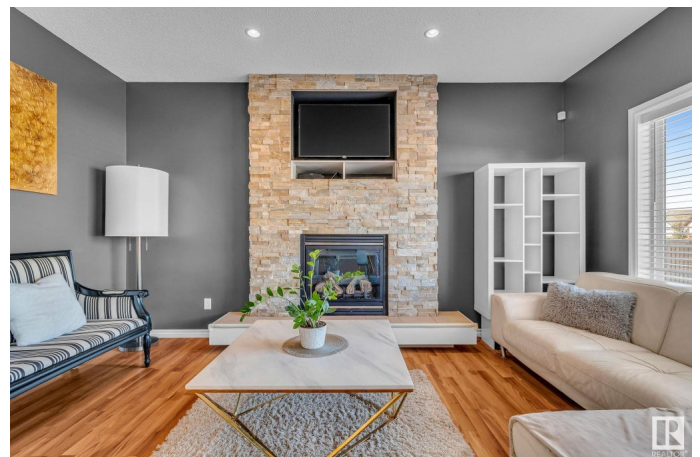
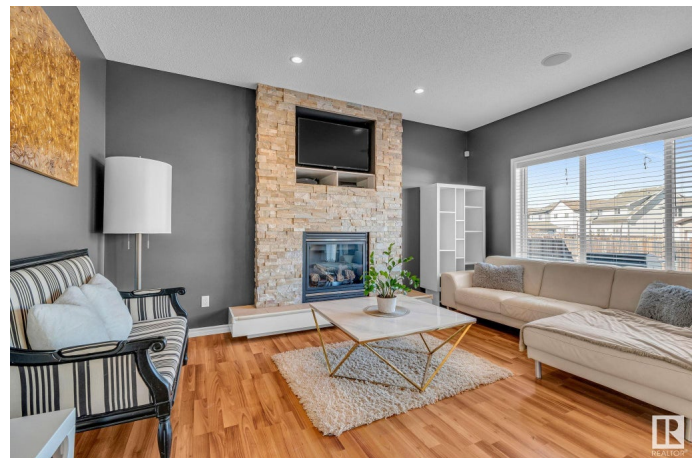
Welcome to this fascinating original-owner home in the desirable neighbourhood of McConachie! This charming 2-storey home in a CUL DE SAC features 3 bedrooms, 2.5 baths and sits on an exceptionally LARGE LOT (608 square meters!), offering plenty of space for outdoor enjoyment and RV PARKING through the back gate. Inside provides a bright and spacious layout, perfect for families. The beautifully UPGRADED KITCHEN is ready for cooking and entertaining, complete with a LARGE ISLAND and ample counter and storage space. Upstairs BONUS ROOM is spacious and welcomes plenty of light. The unfinished basement is a blank canvas, ready for your personal touch. The double car garage provides ample parking and storage. FURNACE & HOT WATER TANK REPLACED in October 2023. MOST APPLIANCES have been REPLACED as well. Conveniently located close to schools, shopping, parks, and public transit, this home is perfect for those looking for comfort and convenience. Donâ€™t miss this fantastic opportunity!

Built in 2010

### Essential Information

MLS® # E4446778

Price \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,001                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5816 168 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0K6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, R.V. Storage     |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | Stone Facing                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Picnic Area, 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    | July 9th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 03        |

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Listing information last updated on August 5th, 2025 at 8:32am MDT