

## \$564,900 - 6327 173 Avenue, Edmonton

MLS® #E4435292

### \$564,900

3 Bedroom, 2.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautifully maintained 1,923 sq ft, 3-bed, 2.5-bath home on a sun-soaked corner lot in family-friendly McConachie, with Solar Panels for energy efficiency & lower utility costs! The open-concept main floor features a spacious kitchen, bright dining area & cozy living room with electric fireplace. Upstairs offers 3 generous bedrooms, a full bath, bonus room & a luxurious primary suite with 5-piece en-suite, walk-in closet w/custom shelving & direct laundry access. Framed basement with side entrance ideal for future suite. Enjoy the fully landscaped, low-maintenance yard with composite deck, gazebo, shed & RV parking. Extras include A/C, tankless hot water, HRV system, Triple Pane windows, LED lights & exceptional curb appeal!

Built in 2019

### Essential Information

MLS® #	E4435292
Price	\$564,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6327 173 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Y3

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Gazebo, Hot Water Tankless, R.V. Storage, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      9  
Zoning                Zone 03

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