

## \$434,900 - 6109 176 Avenue, Edmonton

MLS® #E4457576

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to McConachie, a vibrant community known for its beautiful parks, scenic trails, and convenient access to newer shopping, dining, and amenities—just minutes away for easy commuting. This well-designed 1,611 sq ft Inspire™ half duplex by Innovations by Jayman features an attached garage and a bright, open-concept main floor with 9'™ ceilings, hardwood floors, a spacious great room, a dining area with access to the deck and backyard, and a stylish kitchen complete with island, pantry, and stainless steel appliances. A two-piece powder room adds convenience for guests. Upstairs offers a spacious primary suite with walk-in closet and full ensuite, a central bonus room with built-in shelving, two additional bedrooms, and a full main bath—ideal for families or those needing extra space.

Built in 2014

### Essential Information

MLS® #	E4457576
Price	\$434,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,613



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6109 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N8

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 12th, 2025
Zoning	Zone 03

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Listing information last updated on September 12th, 2025 at 9:17pm MDT