

Courtesy Of Kristie A Basaraba Of Century 21 Leading

# \$699,900 - 6303 175 Avenue, Edmonton

MLS® #E4428744

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

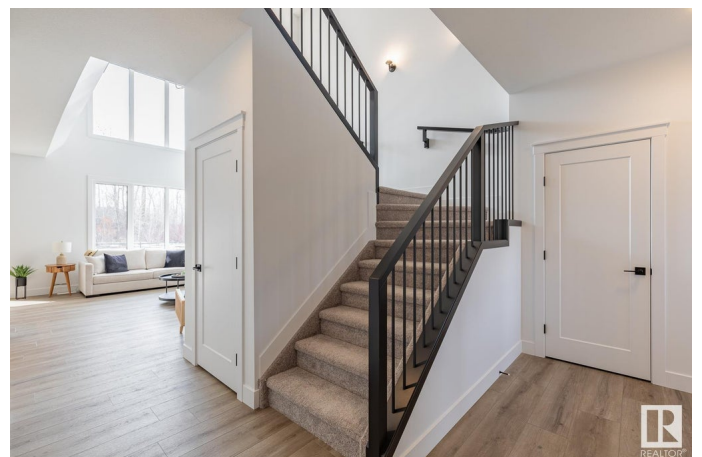
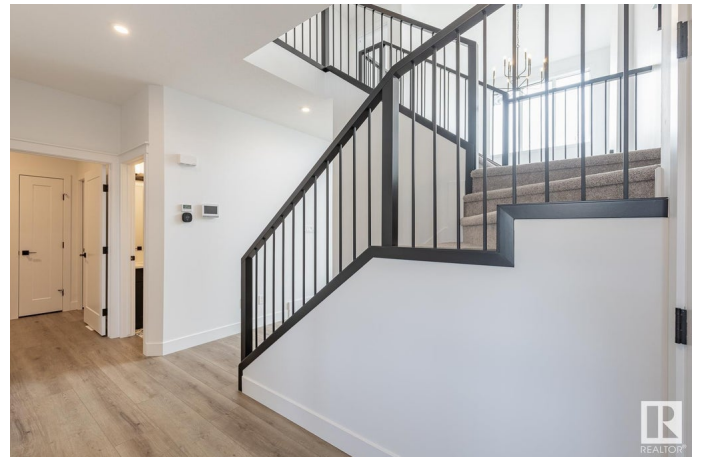
Quality Built Home by Award Winning Builder Montorio Homes offers 5 Bedrooms, 3 Baths, Spice Kitchen and South Backing onto a Natural Reserve/Tree Line. The Salerno Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric F/P with Mantel 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 isnâ€™t just about convenience â€“ itâ€™s also about enjoying what nature has to offer!

Built in 2024

## Essential Information

MLS® # E4428744

Price \$699,900



Bedrooms	4
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, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System
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 3rd, 2025

Days on Market      13

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 April 16th, 2025 at 6:02pm MDT