

Courtesy Of Jason J Mattern Of TriUrban Inc

\$549,900 - 6223 176 Avenue, Edmonton

MLS® #E4426566

\$549,900

4 Bedroom, 3.50 Bathroom, 1,555 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Are you an investor looking for a modern turn-key property that has been professionally cleaned and is ready for new tenants? The home itself features an upper 3 bedroom primary suite plus a 1 bedroom fully self contained lower suite. Both suites include stainless steel appliances, separate laundry facilities & separate heating controls (in-floor heating in the lower suite). There is also a detached double garage with an extended rear parking pad for extra parking for your tenants. Lot is fully landscaped with efficient cement walkways with a rear deck with composite decking and aluminum railing, all contributing to low maintenance for you and your tenants. Property is located in the growing community of McConachie & is close to all amenities and major road ways making for easy commuting!

Built in 2021

Essential Information

MLS® #	E4426566
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,555
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6223 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B8

Amenities

Amenities	On Street Parking, Deck, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 20th, 2025
Days on Market	15
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 4th, 2025 at 2:47pm MDT