

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

# \$749,900 - 6205 172a Avenue, Edmonton

MLS® #E4429361

**\$749,900**

6 Bedroom, 5.00 Bathroom, 2,772 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

\*\*\*THE FULLY FINISHED Basement offers a Bedroom, 4-pc bathroom, SECOND KITCHEN, and ANOTHER LAUNDRY ROOM.\*\*\*Experience luxury living and GRAND LOOK in this exquisite home situated in the sought-after McConachie community. TWO LIVING are FRONT and BACK is perfect for formal guest and PRIVACY. Step inside to be welcomed by a grand front FOYER boasting custom tile flooring, leading you to the expansive family room and chef's KITCHEN with an electric gas range stove-top, stainless steel appliances and a spacious centre ISLAND. The main floor also features a BEDROOM and a sleek 3-pc bathroom. Upstairs, the PRIMARY bedroom awaits with a WALK-IN CLOSET and a luxurious 5-pc ENSUITE, along with THREE more generous BEDROOMS and a convenient LAUNDRY room. With the added bonus of backing onto a school and park, this home is ideal for families. Don't let this opportunity to own this stunning property in a fantastic neighborhood pass you by!

Built in 2017

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429361  |
| Price  | \$749,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,772                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 6205 172a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3V5          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Triple Garage Attached                     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | None  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 18  
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 19th, 2025 at 11:32pm MDT