

\$749,900 - 6523 173 Avenue, Edmonton

MLS® #E4431307

\$749,900

7 Bedroom, 4.00 Bathroom, 2,657 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

2 storey executive home w/ many upgrades! Enter to the open living rm & formal dining rm. Family room w/gas fireplace w/ stone surround & built-in wall unit on main lvl. Beautiful coffered ceilings. Huge kitchen featuring dark cabinetry, granite counters & large island, stainless steel appliances & walk-in pantry. Exit to the back deck w/ covered & screened gazebo & low maint. landscaping. A bdrm & 2-piece bath complete the main lvl. Hardwood & marble tile on the main lvl. Upper lvl bonus room overlooking the living rm below. 4 large bedrooms on upper lvl. Primary w/dual walk-in closets, 5-piece ensuite w/ soaker tub & walk-in shower. 3 more spacious bedrooms - one with a 4-piece ensuite. Upper lvl laundry & 4-piece bath finish upper lvl. Lower lvl w/ large kitchen w/marble tile, living rm, 2 bedrooms and 4-piece bath. Lower lvl w/ separate entrance to garage & outside. Heated & insulated triple attached garage! Exterior LED lighting! 40 solar panels create hundreds of dollars/mth in cost savings!

Built in 2015

Essential Information

MLS® # E4431307

Price \$749,900

Bedrooms 7



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,657 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6523 173 Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3R2 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, See Remarks |
| Parking | Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | S. Hafez/Christ the King |
| Middle | Steele Hts/Christ the King |
| High | ME Lazerte/Arch O'Leary |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 2 |
| 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 7:17am MDT