

## **\$478,900 - 6225 175a Avenue, Edmonton**

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MLS® #E4432283

**\$478,900**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the perfect blend of comfort, style, and smart design in the Stellar. This elegant home features luxurious LVP flooring on the main floor and a welcoming foyer that opens to a sunlit great room with large front windows. The kitchen combines beauty and function with quartz countertops throughout, a Silgranit sink, island with eating ledge, ample Thermofoil cabinets, and a spacious pantry. At the rear, the dining area is framed by large windows with views of the backyard, plus a half bath and back entry leading to a generous yard and optional double detached garage. Upstairs, enjoy a versatile open loft, a bright primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a full bath, and a laundry closet for a stackable washer/dryer. Additional features include brushed nickel fixtures, 9ft ceilings on the main and basement levels, separate basement entry, rough-in plumbing, and added side windows for extra natural light.



Built in 2025

### **Essential Information**

MLS® #	E4432283
Price	\$478,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6225 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 22nd, 2025  
Days on Market      90  
Zoning                Zone 03

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