

# \$494,900 - 6253 175a Avenue, Edmonton

MLS® #E4436447

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,594 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the modern living in this quality-built Anthem home, perfectly situated in the amenity-rich community of McConachie Heights. This beautiful home offers, SIDE Entry for basement, 3 Bedrooms, Quartz Counter Tops, Kitchen Appliances, Vinyl Flooring on main floor, in bathrooms, in laundry room and Carpet on Upper Floor. Convenient Upper Floor Laundry, Stunning lighting fixtures, His/Hers sinks in Ensuite, Large dining area, bright living room. Open concept main floor maximizes space.\*Home is still under construction. \*Photos of previous build, interior colors are represented. \*Actual colors and upgrades may vary.

Built in 2025

## Essential Information

MLS® #	E4436447
Price	\$494,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6253 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4A5

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	36
Zoning	Zone 03

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