

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	13
Zoning	Zone 03

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Listing information last updated on April 2nd, 2025 at 9:02pm MDT