

Courtesy Of Basar Ozgun Of CIR Realty

\$449,900 - 6304 176 Avenue, Edmonton

MLS® #E4408714

\$449,900

3 Bedroom, 2.50 Bathroom, 1,365 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the epitome of modern living in this quality-built Anthem home, perfectly situated on a corner lot in the amenity-rich community of McConachie Heights. This home features a cool tone interior palette, and stylish finishings that create an inviting ambiance, SIDE ENTRY for basement, the open-concept main floor with a south-facing front, oversized windows that flood the interiors with abundant natural light. Upon entering you'll be greeted by a generous great room that seamlessly flows into the dining area and kitchen. The heart of the home features a sizeable island with stunning quartz countertops, chic cabinetry, and an electric stove. Upstairs, retreat to the expansive primary bedroom complete with a sizable walk-in closet and a gorgeous ensuite. Kitchen appliances are included, ensuring a seamless transition into your dream home.

Built in 2024

Essential Information

MLS® #	E4408714
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,365



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6304 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E5

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

Additional Information

Date Listed	October 2nd, 2024
Days on Market	161
Zoning	Zone 03

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