# \$444,900 - 6249 175a Avenue, Edmonton

MLS® #E4442069

#### \$444.900

3 Bedroom, 2.50 Bathroom, 1,260 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, Kitchen Appliances, Stunning lighting fixtures, 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® # E4442069 Price \$444,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,260 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type **Detached Single Family** 

Style 2 Storey Status Active

## **Community Information**

Address 6249 175a Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton **ALBERTA** County

Province AB

Postal Code **T5Y 4A5** 

**Amenities** 

See Remarks **Amenities** 

Parking Pad Cement/Paved **Parking** 

Interior

Interior Features ensuite bathroom

Dishwasher-Built-In, Microwa Appliances

Heating Forced Air-1, Natural Gas

**Stories** 2

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Wood, Stone, Vinyl

**Exterior Features** See Remarks

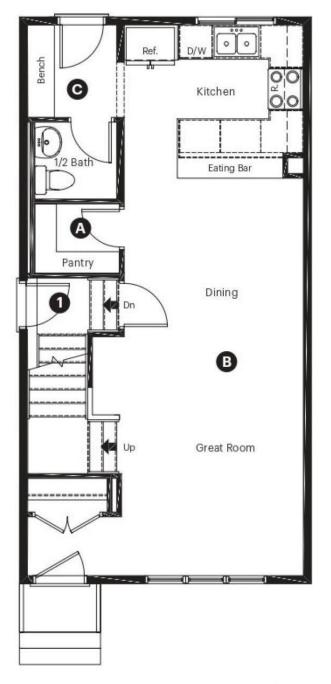
Roof **Asphalt Shingles** 

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 12th, 2025 Days on Market 22 Zone 03 Zoning 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



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