

## \$749,900 - 6205 172a Avenue, Edmonton

MLS® #E4429361

**\$749,900**

6 Bedroom, 5.00 Bathroom, 2,772 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

\*\*\*THE FULLY FINISHED Basement offers a Bedroom, 4-pc bathroom, SECOND KITCHEN, and ANOTHER LAUNDRY ROOM.\*\*\*Experience luxury living and GRAND LOOK in this exquisite home situated in the sought-after McConachie community. TWO LIVING are FRONT and BACK is perfect for formal guest and PRIVACY. Step inside to be welcomed by a grand front FOYER boasting custom tile flooring, leading you to the expansive family room and chef's KITCHEN with an electric gas range stove-top, stainless steel appliances and a spacious centre ISLAND. The main floor also features a BEDROOM and a sleek 3-pc bathroom. Upstairs, the PRIMARY bedroom awaits with a WALK-IN CLOSET and a luxurious 5-pc ENSUITE, along with THREE more generous BEDROOMS and a convenient LAUNDRY room. With the added bonus of backing onto a school and park, this home is ideal for families. Don't let this opportunity to own this stunning property in a fantastic neighborhood pass you by!

Built in 2017

### Essential Information

MLS® # E4429361

Price \$749,900



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,772
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	6205 172a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3V5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	Zone 03

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 provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 10:17pm MDT