

# **\$749,900 - 6523 173 Avenue, Edmonton**

MLS® #E4431307

**\$749,900**

7 Bedroom, 4.00 Bathroom, 2,657 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

2 storey executive home w/ many upgrades! Enter to the open living rm & formal dining rm. Family room w/gas fireplace w/ stone surround & built-in wall unit on main lvl. Beautiful coffered ceilings. Huge kitchen featuring dark cabinetry, granite counters & large island, stainless steel appliances & walk-in pantry. Exit to the back deck w/ covered & screened gazebo & low maint. landscaping. A bdrm & 2-piece bath complete the main lvl. Hardwood & marble tile on the main lvl. Upper lvl bonus room overlooking the living rm below. 4 large bedrooms on upper lvl. Primary w/dual walk-in closets, 5-piece ensuite w/ soaker tub & walk-in shower. 3 more spacious bedrooms - one with a 4-piece ensuite. Upper lvl laundry & 4-piece bath finish upper lvl. Lower lvl w/ large kitchen w/marble tile, living rm, 2 bedrooms and 4-piece bath. Lower lvl w/ separate entrance to garage & outside. Heated & insulated triple attached garage! Exterior LED lighting! 40 solar panels create hundreds of dollars/mth in cost savings!

Built in 2015

## **Essential Information**

MLS® # E4431307

Price \$749,900

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,657                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6523 173 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3R2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Over Sized, Triple Garage Attached                            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | S. Hafez/Christ the King   |
| Middle     | Steele Hts/Christ the King |
| High       | ME Lazerte/Arch O'Leary    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 03          |

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Listing information last updated on May 2nd, 2025 at 9:47pm MDT