

## \$735,000 - 6204 173 Avenue, Edmonton

MLS® #E4441853

**\$735,000**

6 Bedroom, 5.00 Bathroom, 2,752 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 2,752 SqFt custom stucco 2-storey in McConachie with a fully self-contained 1,014 SqFt 2-bedroom legal basement suite—perfect for multi-generational living or rental income. Backing onto a lush ravine-like setting with walking trails, this home offers total 6 bedrooms + main floor den/7th bedroom and 5 full bathrooms, including one on the main floor. You're welcomed by an impressive 18'™ foyer and elegant staircase. The main level features hardwood and tile flooring, a chef's™ kitchen with gas cooktop, Miele built-in oven/microwave, walk-through pantry, and a den with double French doors. The living room boasts a modern linear electric fireplace with stone surround, and the dining room showcases a tray ceiling. Upstairs you'll find new carpet, a serene primary suite with a spa-like 5pc ensuite, 3 more bedrooms, 2 full baths, and a large bonus room. The basement suite has its own furnace, laundry, kitchen, bath & living space. Enjoy the backyard ravine views from your large deck with BBQ gas line!

Built in 2017

### Essential Information

MLS® # E4441853

Price \$735,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,752                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6204 173 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3V5         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Conditioner, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Hardie Board Siding                                    |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Hardie Board Siding                                    |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 03         |

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Listing information last updated on June 16th, 2025 at 6:47pm MDT