

\$599,000 - 6407 174 Avenue, Edmonton

MLS® #E4454055

\$599,000

3 Bedroom, 3.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Looking for a well maintained, FULLY DEVELOPED home with 3 beds, 4 baths, A/C & a FULLY FENCED & LANDSCAPED YARD? Here we go! This home is modern open concept, w/ a WOW kitchen & plenty of space for YOU. Need easy access to amenities, schools, parks & the henyday? This LOCATION IS IDEAL. The main floor of this home features an upgraded kitchen w/ a large island, eating bar & granite countertops + an extended pantry. The great room is spacious w/ LARGE SOUTH FACING WINDOWS that overlook the backyard. The dining area comfortably fits a 6 person table, with direct access to the full width deck. Upstairs youâ€™ll find the master retreat with a full ensuite & walk in closet. The bonus room is the coziest spot for family movie nights & the 2nd level is completed w/ 2 more bedrooms & laundry room. The fully finished basement has a family room w/ wet bar & bathroom. Plenty of space for a future 4th bedroom. SOLAR PANELS incl & working great! Visit the REALTORÂ®â€™s website for more details.

Built in 2020

Essential Information

MLS® # E4454055

Price \$599,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,812
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6407 174 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3T6

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Wet Bar, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	4
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 August 25th, 2025 at 9:47am MDT