

\$479,900 - 6253 175a Avenue, Edmonton

MLS® #E4436447

\$479,900

3 Bedroom, 2.50 Bathroom, 1,594 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, Stunning lighting fixtures, His/Hers sinks in Ensuite, 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® # | E4436447 |
| Price | \$479,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,594 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6253 175a Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4A5 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | See Remarks |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 76 |
| 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 July 29th, 2025 at 1:17am MDT