

\$444,900 - 6249 175a Avenue, Edmonton

MLS® #E4442069

\$444,900

3 Bedroom, 2.50 Bathroom, 1,260 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, Kitchen Appliances, Stunning lighting fixtures, 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® #	E4442069
Price	\$444,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type Detached Single Family
Style 2 Storey
Status Active

Community Information

Address 6249 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

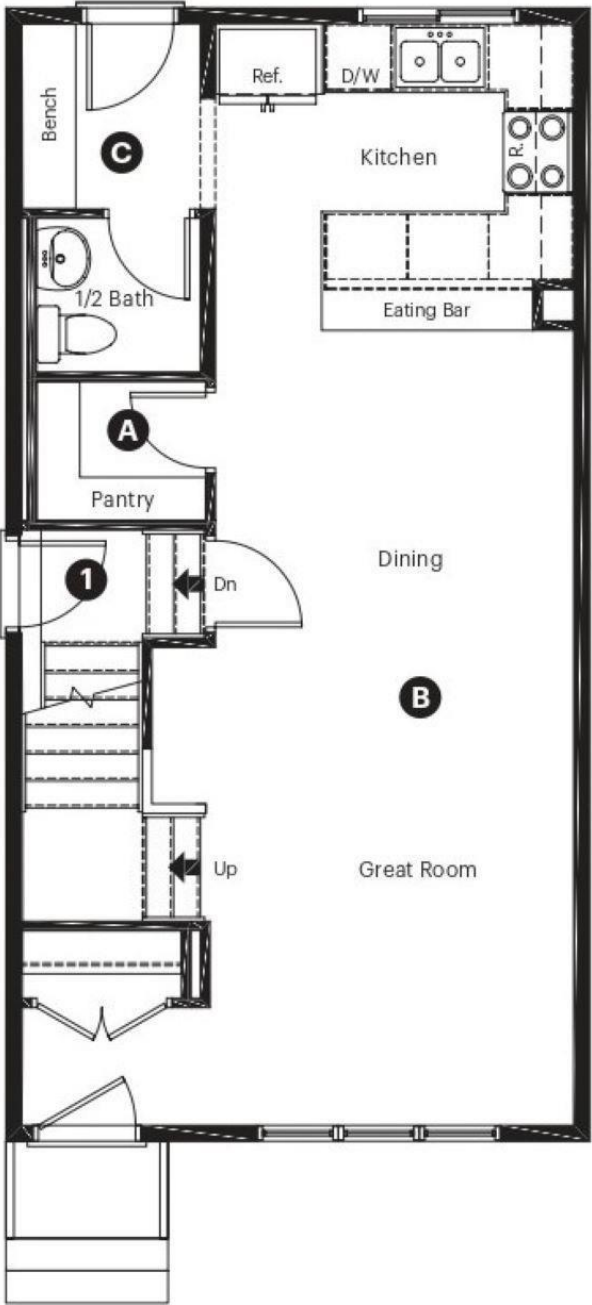
Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Microwa
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

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

Additional Information

Date Listed June 12th, 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 June 16th, 2025 at 4:32am MDT