

\$596,000 - 6407 174 Avenue, Edmonton

MLS® #E4454055

\$596,000

3 Bedroom, 3.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

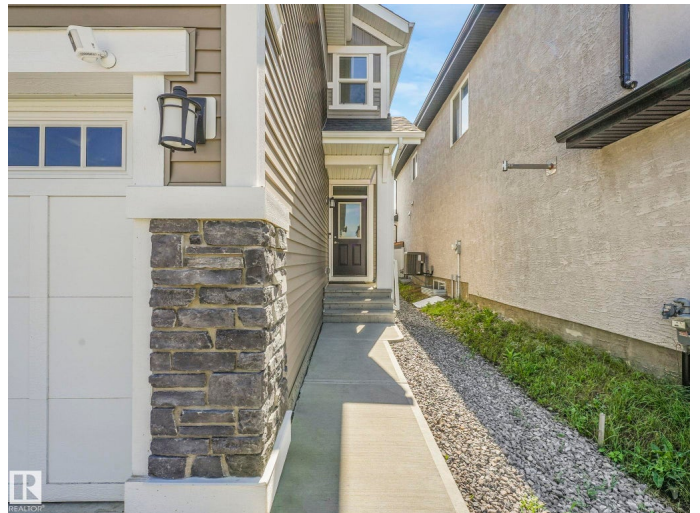
Looking for a well maintained, FULLY DEVELOPED home with 3 beds, 4 baths, A/C & a FULLY FENCED & LANDSCAPED YARD? Here we go! This home is modern open concept, w/ a WOW kitchen & plenty of space for YOU. Need easy access to amenities, schools, parks & the henyday? This LOCATION IS IDEAL. The main floor 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 \$596,000



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	13
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 September 3rd, 2025 at 4:17am MDT