

## **\$569,000 - 6430 177a Avenue, Edmonton**

MLS® #E4448561

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

IMMACULATELY MAINTAINED with an OVERSIZED HEATED TRIPLE GARAGE in Desirable McConachie! This STUNNING 1630sqft 2 Storey features 3 Bedrooms, 2.5 Baths, on a MASSIVE 7104sqft Pie Lot! Some of the many upgrades include: A/C, water softener, 9ft ceilings(main floor & basement), luxury vinyl plank flooring, quartz countertops throughout, dream kitchen with stainless steel appliances, gas stove, tiled backsplash, undermount sink & plenty of cabinet & counter space, large front veranda, beautiful landscaping with backyard stamped concrete patio & walkway, maintenance free vinyl fencing, oversized heated triple garage with full attic space above & spacious back driveway along with plenty of large windows throughout, providing an abundance of natural light as well as large vaulted ceiling in the primary suite & 3pc ensuite complete with tiled shower & glass doors. Great location with easy access to every possible amenity and the Anthony Henday as well. Truly one of a kind and a definite must see!

Built in 2019

### **Essential Information**

MLS® # E4448561

Price \$569,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6430 177a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Soraya Hafez
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### Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 03

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Listing information last updated on July 19th, 2025 at 5:02am MDT