

# \$549,900 - 6223 176 Avenue, Edmonton

MLS® #E4426566

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,555 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Are you an investor looking for a modern turn-key property that has been professionally cleaned and is ready for new tenants? The home itself features an upper 3 bedroom primary suite plus a 1 bedroom fully self contained lower suite. Both suites include stainless steel appliances, separate laundry facilities & separate heating controls (in-floor heating in the lower suite). There is also a detached double garage with an extended rear parking pad for extra parking for your tenants. Lot is fully landscaped with efficient cement walkways with a rear deck with composite decking and aluminum railing, all contributing to low maintenance for you and your tenants. Property is located in the growing community of McConachie & is close to all amenities and major road ways making for easy commuting!

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426566  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,555     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6223 176 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4B8         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Vinyl Windows |
| Parking   | Double Garage Detached                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 03          |

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Listing information last updated on April 4th, 2025 at 12:32pm MDT