

## \$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 | 23                |
| Zoning         | Zone 03           |

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Listing information last updated on September 13th, 2025 at 3:47pm MDT