

# **\$735,000 - 6204 173 Avenue, Edmonton**

MLS® #E4441853

**\$735,000**

6 Bedroom, 5.00 Bathroom, 2,752 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 2,752 SqFt custom stucco 2-storey in McConachie with a fully self-contained 1,014 SqFt 2-bedroom legal basement suiteâ€”perfect for multi-generational living or rental income. Backing onto a lush ravine-like setting with walking trails, this home offers total 6 bedrooms + main floor den/7th bedroom and 5 full bathrooms, including one on the main floor. You're welcomed by an impressive 18â€™™ foyer and elegant staircase. The main level features hardwood and tile flooring, a chefâ€™™s kitchen with gas cooktop, Miele built-in oven/microwave, walk-through pantry, and a den with double French doors. The living room boasts a modern linear electric fireplace with stone surround, and the dining room showcases a tray ceiling. Upstairs you'll find new carpet, a serene primary suite with a spa-like 5pc ensuite, 3 more bedrooms, 2 full baths, and a large bonus room. The basement suite has its own furnace, laundry, kitchen, bath & living space. Enjoy the backyard ravine views from your large deck with BBQ gas line!

Built in 2017

## **Essential Information**

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Price \$735,000



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,752
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6204 173 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3V5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Conditioner, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 03

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