# \$564,000 - 5940 174 Avenue, Edmonton

MLS® #E4430276

#### \$564,000

4 Bedroom, 3.50 Bathroom, 1,901 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Nestled in a quiet cul-de-sac in the family-friendly community of McConachie, the beautiful 2-storey home with 2,634 Sq.Ft of total living area, was built in 2015 by Hopewell, an award-winning Alberta home builder. This home offers 4 bedrooms and 3.5 bathrooms, including a fully finished basement. The main floor boasts a spacious living room with a fireplace and a chef-inspired kitchen featuring granite countertops, a breakfast bar, corner pantry, ample cabinetry, and a dining room with views of the backyard deck and park. Upstairs, you'll find a family room, and 3 bedrooms, 4-piece bath, including a master suite with a 5-piece ensuite and walk-in closet. The basement includes a large rec room, 4th bedroom, full 3-piece bath, and storage room. Backing onto scenic walking paths and close to public transit, schools, and with easy access to Manning Dr. and Anthony Henday Dr., this is the perfect home for families and commuters alike!

Built in 2015

#### **Essential Information**

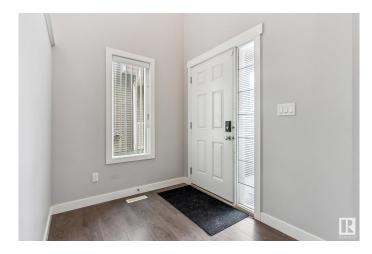
MLS® # E4430276 Price \$564,000

Bedrooms 4

Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,901 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 5940 174 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3V7

#### **Amenities**

Amenities Deck, Detectors Smoke, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, No Through Road, Playground

Nearby, Ravine View

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 51

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 June 1st, 2025 at 8:17pm MDT