# \$589,000 - 6539 176 Avenue, Edmonton

MLS® #E4439194

### \$589,000

5 Bedroom, 4.00 Bathroom, 1,771 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Versatile. Income-Ready. Exceptionally Located. This thoughtfully designed home is the perfect investment, or anyone wanting future flexibility. The layout works hard for you: a main floor bedroom and full bath for aging parents or guests, plus a fully legal 1-bedroom basement suite with its own entrance, ideal for rental income. Upstairs, three more bedrooms include a spacious primary with an ensuite and a walk-in closet. Every detail was made for low-maintenance living: the backyard features a concrete patio with no grass to mow, and the modern finishings mean you can move in without a to-do list. You're just steps from the McConachie Tree Stand, Aapreserved natural corridor that adds privacy and a sense of calm to this growing community. Nearby schools, shopping, and easy access to the Henday make daily life simple and efficient. Whether you're looking for a smart investment or a home that adapts to life's seasons, this is a property that gives you options and peace of mind.

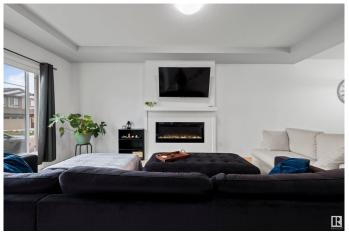
Built in 2022

#### **Essential Information**

MLS® # E4439194 Price \$589,000

Bedrooms 5







Bathrooms 4.00

Full Baths 4

Square Footage 1,771

Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6539 176 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4B2

# **Amenities**

Amenities Deck, No Smoking Home

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer,

Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Soraya Hafez School

High M.E LaZerte

# **Additional Information**

Date Listed May 29th, 2025

Days on Market 6

Zoning Zone 03

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Listing information last updated on June 4th, 2025 at 3:03pm MDT