

## \$579,000 - 5940 174 Avenue, Edmonton

MLS® #E4430276

**\$579,000**

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     | \$579,000 |
| 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 | 20               |
| Zoning         | Zone 03          |

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Listing information last updated on May 1st, 2025 at 6:47am MDT