

## \$499,250 - 6250 175a Avenue, Edmonton

MLS® #E4443863

**\$499,250**

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

The Sylvan offers elegance and quality craftsmanship throughout. LVP flooring spans the main floor, beginning in the foyer with a spacious walk-in coat closet. The sunlit great room flows into a functional kitchen with quartz countertops, island with flush eating ledge, Silgranit undermount sink, soft-close Thermofoil cabinets, pantry, and over-the-range microwave. At the rear, the bright nook overlooks the backyard and leads to a main floor bedroom, full 3-piece bath, and garden door to the outdoor space. Includes parking pad with optional 2-car garage upgrade. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite with stand-up shower (not shown on plan). Two additional bedrooms, a 3-piece bath, and laundry closet complete the upper floor. Also included: black plumbing & lighting fixtures, 9' ceilings on main & basement levels, separate side entrance & basement rough-in. The Sylvan is a perfect mix of style and function.

Built in 2025

### Essential Information

MLS® #	E4443863
Price	\$499,250
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6250 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2L9

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        25  
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 July 18th, 2025 at 12:17pm MDT