# \$495,000 - 6515 167a Avenue, Edmonton

MLS® #E4447073

## \$495,000

3 Bedroom, 2.50 Bathroom, 1,624 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Luxury Half-Duplex for Sale! Discover this stunning, custom-built half-duplex with a front double car garage. As you step inside, you'll be greeted by luxurious living spaces that exude elegance. The main floor boasts 9' ceilings, an electric fireplace in the living room, hardwood flooring, and a gourmet kitchen equipped with high-end appliances. Upstairs, enjoy maple flooring, metal railings, a flex room, a convenient laundry room with front-load washer and dryer, a full bathroom, and three spacious bedrooms, including a master suite with an ensuite and walk-in closet. The unspoiled basement offers a SEPARATE ENTRY, 9' ceilings, and endless possibilities for customization - finish it to your taste and add even more value to this incredible property! And when the sun shines bright, relax on the finished deck overlooking the beautiful backyard, perfect for joining in on summer days. Stay cool and comfortable all year round with the house AC. This is a MUSTÂ SEEÂ HOME!

Built in 2019

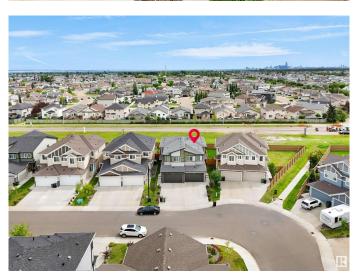
### **Essential Information**

MLS® # E4447073 Price \$495,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,624 Acres 0.00 Year Built 2019

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

# **Community Information**

Address 6515 167a Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3P7

## **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft.

**Basement Ceiling** 

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, Public Transportation, Schools

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 10th, 2025

Days on Market 8

Zoning Zone 03

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Listing information last updated on July 18th, 2025 at 12:02am MDT