

## \$585,000 - 6547 175 Avenue, Edmonton

MLS® #E4462441

**\$585,000**

4 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Experience a seamless blend of modern living & comfort in this stunning 1817sqft home w/ a legal basement suite! Step into an elegant, open concept main living space that basks in natural light from south-facing windows overlooking a treelined backdrop. Luxury vinyl plank flooring & designer lighting impress throughout. The living room has a cozy fireplace framed by a striking feature wall. The opulent kitchen dazzles w/ quartz countertops, mosaic tiled backsplash, sleek black fixtures, & walkthrough pantry. Head up to a spacious bonus room in the heart of your upstairs sanctuary separating the bedrooms for added privacy. The primary has vaulted ceilings making it a luxury suite. The 5pc ensuite has a large soaker tub, double vanity & walk in shower. The basement suite does not cut corners w/ its high end finishes such as stainless steel appliances, quartz counters, a breakfast bar, & on demand hot water. The pie shaped lot adds tons of outdoor space & is in a superb location close to all that you need!

Built in 2022

### Essential Information

MLS® # E4462441

Price \$585,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,818                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6547 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4B3         |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Tankless, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                               |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Wall Mount                                                                                                                                  |
| Stories           | 3                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 03            |

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Listing information last updated on October 19th, 2025 at 8:02am MDT