

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## \$699,900 - 6303 175 Avenue, Edmonton

MLS® #E4428744

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

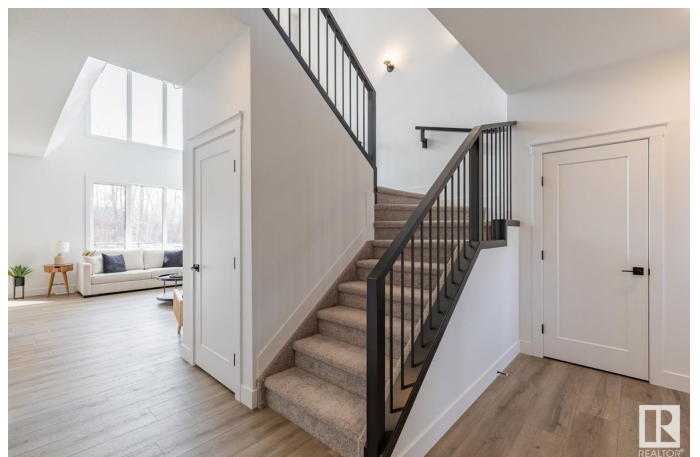
Quality Built Home by Award Winning Builder Montorio Homes offers 5 Bedrooms, 3 Baths, Spice Kitchen and South Backing onto a Natural Reserve/Tree Line. The Salerno Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric F/P with Mantel w/Detail. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers Bedroom/Full Bath on Main Floor, Mudroom and Walk-through Pantry. A Designer Kitchen Offering Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops w/ Undermount Sinks, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Easy access to the Anthony Henday, close to all amenities, shopping and schools. McConachie Heights isnâ€™t just about convenience â€“ itâ€™s also about enjoying what nature has to offer!

Built in 2024

### Essential Information

MLS® # E4428744

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,427                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6303 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4H2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                               |
| Appliances        | Alarm/Security System, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 03         |

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Listing information last updated on April 18th, 2025 at 9:17am MDT