

# **\$589,000 - 6539 176 Avenue, Edmonton**

MLS® #E4439194

**\$589,000**

5 Bedroom, 4.00 Bathroom, 1,771 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Versatile. Income-Ready. Exceptionally Located. This thoughtfully designed home is the perfect investment, or anyone wanting future flexibility. The layout works hard for you: a main floor bedroom and full bath for aging parents or guests, plus a fully legal 1-bedroom basement suite with its own entrance, ideal for rental income. Upstairs, three more bedrooms include a spacious primary with an ensuite and a walk-in closet. Every detail was made for low-maintenance living: the backyard features a concrete patio with no grass to mow, and the modern finishings mean you can move in without a to-do list. You're just steps from the McConachie Tree Stand, A preserved natural corridor that adds privacy and a sense of calm to this growing community. Nearby schools, shopping, and easy access to the Henday make daily life simple and efficient. Whether you're looking for a smart investment or a home that adapts to life's seasons, this is a property that gives you options and peace of mind.

Built in 2022

## **Essential Information**

MLS® #	E4439194
Price	\$589,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	1,771
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6539 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B2

### Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Soraya Hafez School  
High                                M.E LaZerte

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                18  
Zoning                              Zone 03

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