# \$444,900 - 6249 175a Avenue, Edmonton

MLS® #E4442069

#### \$444.900

3 Bedroom, 2.50 Bathroom, 1,260 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the modern living in this quality-built Anthem home, perfectly situated in the amenity-rich community of McConachie Heights. This beautiful home offers, SIDE Entry for basement, 3 Bedrooms, Quartz Counter Tops, Kitchen Appliances, Vinyl Flooring on main floor, in bathrooms, in laundry room and Carpet on Upper Floor. Convenient Upper Floor Laundry, Kitchen Appliances, Stunning lighting fixtures, Large dining area, bright living room. Open concept main floor maximizes space.\*Home is still under construction. \*Photos of previous build, interior colors are represented. \*Actual colors and upgrades may vary.



#### Built in 2025

#### **Essential Information**

MLS® # E4442069 Price \$444,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,260 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6249 175a Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4A5

**Amenities** 

Amenities See Remarks

Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwa

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Wood, Stone, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

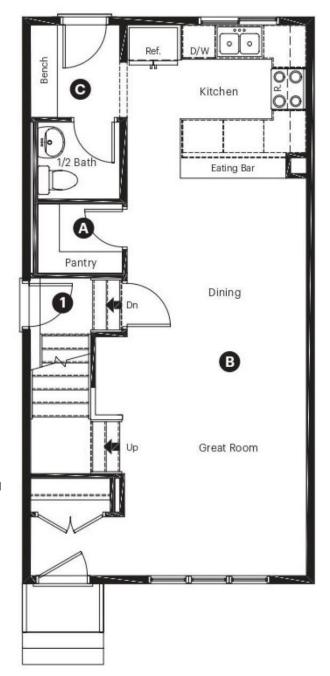
### **Additional Information**

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 03

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