

## \$459,900 - 6415 170 Ave, Edmonton

MLS® #E4428984

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish, spacious, and thoughtfully upgraded — this immaculate home in the heart of McConachie offers the perfect blend of modern comfort and family-friendly design. With approx. 1500 sq ft above grade, this beautifully maintained 2-storey features 3 bedrooms, 2.5 baths, and a finished basement with a den-office, large living area, and full bath — ideal for remote work, guests, or added living space. The main floor showcases 9 ft ceilings, hardwood and tile flooring, and a well-equipped kitchen with crown moldings, pot & pan drawers, corner pantry, extended eating bar, and stainless steel appliances. The great room overlooks a south-facing yard with extended concrete patio. Additional upgrades include central air conditioning, extended driveway, shed, and garden beds. Designed for convenience, the upper level includes laundry, spacious bedrooms for the family, and a private primary retreat with walk-in closet and full ensuite. This is a perfect family home — close to parks and schools.

Built in 2018

### Essential Information

MLS® # E4428984

Price \$459,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,510         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6415 170 Ave    |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks, Vacuum System-Roughed-In |
| Parking   | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, 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 | 16              |
| Zoning         | Zone 03         |

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Listing information last updated on April 19th, 2025 at 8:17am MDT