\$735,000 - 6204 173 Avenue, Edmonton

MLS® #E4441853

\$735,000

6 Bedroom, 5.00 Bathroom, 2,752 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 2,752 SqFt custom stucco 2-storey in McConachie with a fully self-contained 1,014 SqFt 2-bedroom legal basement suiteâ€"perfect for multi-generational living or rental income. Backing onto a lush ravine-like setting with walking trails, this home offers total 6 bedrooms + main floor den/7th bedroom and 5 full bathrooms, including one on the main floor. You're welcomed by an impressive 18' foyer and elegant staircase. The main level features hardwood and tile flooring, a chef's kitchen with gas cooktop, Miele built-in oven/microwave, walk-through pantry, and a den with double French doors. The living room boasts a modern linear electric fireplace with stone surround, and the dining room showcases a tray ceiling. Upstairs you'll find new carpet, a serene primary suite with a spa-like 5pc ensuite, 3 more bedrooms, 2 full baths, and a large bonus room. The basement suite has its own furnace, laundry, kitchen, bath & living space. Enjoy the backyard ravine views from your large deck with BBQ gas line!







Built in 2017

Essential Information

MLS® # E4441853 Price \$735,000 Bedrooms 6

Bathrooms 5.00

Full Baths 5

Square Footage 2,752 Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 6204 173 Avenue

Area Edmonton

Subdivision McConachie Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3V5

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, See Remarks,

Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage

Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Conditioner, Window Coverings, Dryer-Two,

Refrigerators-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 03

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