

## \$640,000 - 6127 175 Avenue, Edmonton

MLS® #E4450532

**\$640,000**

3 Bedroom, 3.50 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

**BACKING TREES!** Over 2,200 sq.ft. Jayman BUILT two-storey combines timeless design with impressive features. Step inside to 9 ft. ceilings and rich hardwood floors that flow through the main level. The spacious great room centers around a cozy gas fireplace, while the open dining area features a garden door leading to the deck and serene treed views. The chef's kitchen is a true showstopper, showcasing Black Pearl granite countertops, built-in stainless steel appliances with gas cooktop, raised eating bar, large island, and a walk-in pantry. Upstairs, the luxurious owner's suite boasts a private sitting area and a spa-inspired ensuite with dual vanities—each with its own walk-in closet! Two additional bedrooms, a full bath, convenient laundry room, and a generous bonus family room complete the second floor. The fully finished basement offers a versatile recreation room with space for a gym, a full bath, and plenty of storage. Walk to the park and minutes to Anthony Henday and amenities!

Built in 2016

### Essential Information

MLS® # E4450532

Price \$640,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,231                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6127 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3N7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 03         |

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Listing information last updated on August 21st, 2025 at 2:03pm MDT