

## \$749,900 - 6523 173 Avenue, Edmonton

MLS® #E4431307

**\$749,900**

7 Bedroom, 4.00 Bathroom, 2,657 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

2 storey executive home w/ many upgrades! Enter to the open living rm & formal dining rm. Family room w/gas fireplace w/ stone surround & built-in wall unit on main lvl. Beautiful coffered ceilings. Huge kitchen featuring dark cabinetry, granite counters & large island, stainless steel appliances & walk-in pantry. Exit to the back deck w/ covered & screened gazebo & low maint. landscaping. A bdrm & 2-piece bath complete the main lvl. Hardwood & marble tile on the main lvl. Upper lvl bonus room overlooking the living rm below. 4 large bedrooms on upper lvl. Primary w/dual walk-in closets, 5-piece ensuite w/ soaker tub & walk-in shower. 3 more spacious bedrooms - one with a 4-piece ensuite. Upper lvl laundry & 4-piece bath finish upper lvl. Lower lvl w/ large kitchen w/marble tile, living rm, 2 bedrooms and 4-piece bath. Lower lvl w/ separate entrance to garage & outside. Heated & insulated triple attached garage! Exterior LED lighting! 40 solar panels create hundreds of dollars/mth in cost savings!

Built in 2015

### Essential Information

MLS® # E4431307

Price \$749,900

Bedrooms 7



Bathrooms	4.00
Full Baths	4
Square Footage	2,657
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6523 173 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3R2

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, See Remarks
Parking	Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	S. Hafez/Christ the King
Middle	Steele Hts/Christ the King
High	ME Lazerte/Arch O'Leary

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	15
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 11:33am MDT