# \$689,000 - 6303 175 Avenue, Edmonton

MLS® #E4432583

#### \$689,000

5 Bedroom, 3.00 Bathroom, 2,427 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Quality Built Home by Award Winning Builder Montorio Homes offers 5 Bedrooms, 3 Baths, Spice Kitchen and South Backing onto a Natural Reserve/Tree Line. The Salerno Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric F/P with Mantel w/Detail. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers Bedroom/Full Bath on Main Floor, Mudroom and Walk-through Pantry. A Designer Kitchen Offering Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops w/ Undermount Sinks, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Easy access to the Anthony Henday, close to all amenities, shopping and schools. McConachie Heights isn't just about convenience – it's also about enjoying what nature has to offer!



Built in 2024

#### **Essential Information**

MLS® #	E4432583
Price	\$689,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,427
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6303 175 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4H2

## Amenities

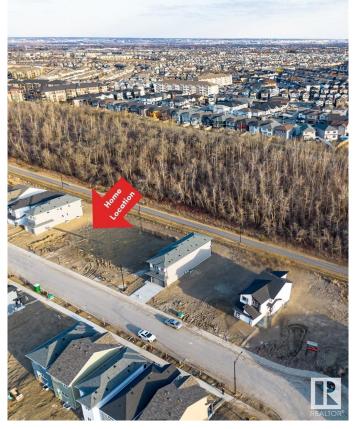
Amenities	Carbon Monoxide Detectors
	Walls- 2"x6", Hot Water Na
	Home, Smart/Program. The-
	Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Wood, Stone, Vinyl





Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby,	
	Public Swimming Pool, Public Transportation, Schools, Shopping	
	Nearby, See Remarks	
Roof	Asphalt Shingles	
Construction	Wood, Stone, Vinyl	
Foundation	Concrete Perimeter	

#### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	8
Zoning	Zone 03

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Listing information last updated on May 2nd, 2025 at 10:17am MDT