

\$499,250 - 6250 175a Avenue, Edmonton

MLS® #E4443863

\$499,250

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

The Sylvan offers elegance and quality craftsmanship throughout. LVP flooring spans the main floor, beginning in the foyer with a spacious walk-in coat closet. The sunlit great room flows into a functional kitchen with quartz countertops, island with flush eating ledge, Silgranit undermount sink, soft-close Thermofoil cabinets, pantry, and over-the-range microwave. At the rear, the bright nook overlooks the backyard and leads to a main floor bedroom, full 3-piece bath, and garden door to the outdoor space. Includes parking pad with optional 2-car garage upgrade. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite with stand-up shower (not shown on plan). Two additional bedrooms, a 3-piece bath, and laundry closet complete the upper floor. Also included: black plumbing & lighting fixtures, 9' ceilings on main & basement levels, separate side entrance & basement rough-in. The Sylvan is a perfect mix of style and function.

Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4443863 |
| Price | \$499,250 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,611 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6250 175a Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 2L9 |

Amenities

| | |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking | Parking Pad Cement/Paved, Rear Drive Access |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 23rd, 2025
Days on Market 26
Zoning Zone 03

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