

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$608,000 - 5634 175a Avenue, Edmonton

MLS® #E4444832

**\$608,000**

4 Bedroom, 3.50 Bathroom, 2,442 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Located in the family-friendly community of McConachie, this beautifully appointed 2-storey home offers style, space & thoughtful design throughout. The main floor features hardwood flooring, a cozy gas fireplace, a spacious dining area, & a cookâ€™s dream kitchen with rich dark cabinetry, granite countertops throughout, a striking white island with built-in wine fridge, large pantry, stainless steel appliances including a gas cooktop, & a backsplash that adds a sophisticated touch. Upstairs, enjoy a functional layout with a generous family room, full bath, laundry room, home office, & three spacious bedrooms including a serene primary suite with large windows, custom walk-in closet & a spa-like ensuite with soaker tub & separate shower. The fully finished basement extends your living space with a sprawling rec room, fourth bedroom, full bath & abundant storage. Surrounded by parks, walking trails, lakes, shopping, schools & quick access to Anthony Henday, this home delivers everyday comfort & convenience.

Built in 2013

### Essential Information

MLS® # E4444832

Price \$608,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,442                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5634 175a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0T7          |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Deck, Hot Tub, Patio                       |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Front Drive Access |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                             |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Belvedere/Christ the King  |
| Middle     | Steele Hts/Christ the King |
| High       | ME Lazerte/Arch O'Leary    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 03         |

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Listing information last updated on August 6th, 2025 at 7:17pm MDT