

\$628,800 - 5506 168a Avenue, Edmonton

MLS® #E4448188

\$628,800

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This TURN KEY HOME has been METICULOUSLY MAINTAINED and UPGRADES include, a brand new MULTI-STAGE FURNACE, new ROOF, TANKLESS HOT WATER SYSTEM, WATER SOFTNER, enhanced ATTIC INSULATION, HIGH END FLOORING and APPLIANCES, GARAGE HEATER and EPOXY FLOOR. This home greets you with a VAULTED ENTRYWAY, leading you to a spacious FORMAL DINING ROOM (or main floor flex room). A MASSIVE FAMILY ROOM is complete with GAS FIREPLACE open to your EXPANSIVE chef's KITCHEN with LARGE ISLAND, GAS RANGE and wine FRIDGE. Step out to your SUBSTANTIAL DECK, and into your PROFESSIONALLY LANDSCAPED pie shaped yard, offering you a POURED CONCRETE fire pit pad, FOUNTAIN ROCK, and ample GRASSY area all bordered with MATURE TREES. Upstairs you will find ENORMOUS PRIMARY retreat with 5 piece ensuite and W/I CLOSET as well as 2 SPACIOUS BEDROOMS, 3 piece BATHROOM & BONUS ROOM! The LOWER LEVEL has been PARTIALLY FINISHED. Located MINUTES from HENDAY, SHOPPING, SCHOOLS, PUBLIC TRANSIT, PARKS & TRAILS!

Built in 2009



Essential Information

MLS® #	E4448188
Price	\$628,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5506 168a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K4

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Gazebo, Hot Water Instant, Insulation-Upgraded, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel

Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Soraya Hfz/Christ the King
Middle	Steele Hts/Christ the King
High	ME Lazerte/Arch O'Leary

Additional Information

Date Listed	July 17th, 2025
Days on Market	21
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 August 7th, 2025 at 10:03am MDT