

## \$565,000 - 5816 168 Avenue, Edmonton

MLS® #E4459375

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Situated in family-friendly McConachie, this original-owner 3 bed, 2.5 bath 2-storey with double attached garage was thoughtfully upgraded during construction and sits on a 608 m<sup>2</sup> lot in a partial cul-de-sac for a quieter setting. The main floor features durable laminate and tile, a welcoming living room with fireplace, and an upgraded kitchen with a large island, ample storage and open flow to the dining room, all brightened by windows and patio doors that bring in natural light and open to the yard. A laundry room and 2 pc bath complete this level. Upstairs, a bright bonus room joins 3 bedrooms, including a primary with walk-in closet and 5 pc ensuite, along with an additional 4 pc bath. The basement is ready for your design ideas while the backyard offers a rear gate for future RV parking plus space to play or garden. Updates include a new furnace and hot water tank (Oct 2023) and newer appliances. With schools, parks, shopping and the Henday nearby, this home blends comfort, space, and convenience.

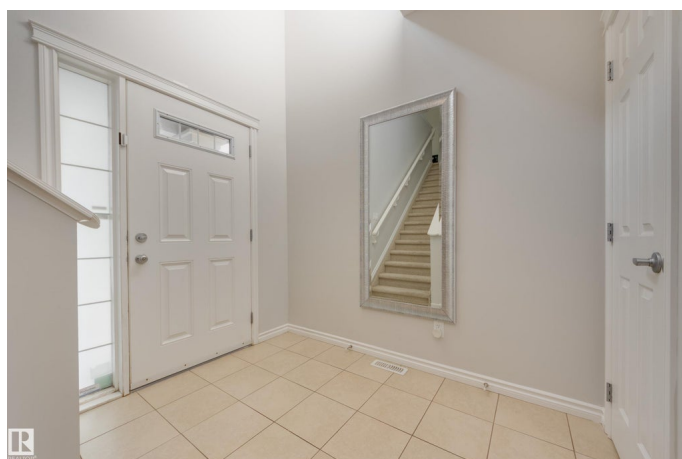
Built in 2010

### Essential Information

MLS® # E4459375

Price \$565,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,990                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5816 168 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0K6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                       |
| Fireplaces        | Stone Facing                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Soraya Hafez   |
| Middle     | Steele Heights |
| High       | M.E. Lazerte   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 19th, 2025 at 11:32am MDT