

\$735,000 - 6204 173 Avenue, Edmonton

MLS® #E4441853

\$735,000

6 Bedroom, 5.00 Bathroom, 2,752 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

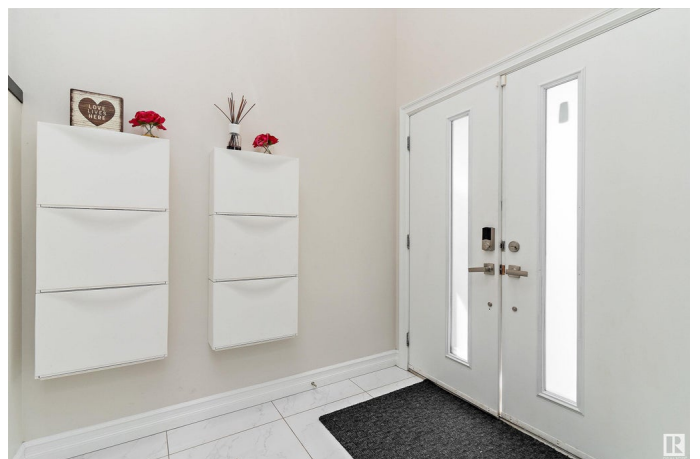
Beautiful 2,752 SqFt custom stucco 2-storey in McConachie with a fully self-contained 1,014 SqFt 2-bedroom legal basement suite—perfect for multi-generational living or rental income. Backing onto a lush ravine-like setting with walking trails, this home offers total 6 bedrooms + main floor den/7th bedroom and 5 full bathrooms, including one on the main floor. You're welcomed by an impressive 18'™ foyer and elegant staircase. The main level features hardwood and tile flooring, a chef's™ kitchen with gas cooktop, Miele built-in oven/microwave, walk-through pantry, and a den with double French doors. The living room boasts a modern linear electric fireplace with stone surround, and the dining room showcases a tray ceiling. Upstairs you'll find new carpet, a serene primary suite with a spa-like 5pc ensuite, 3 more bedrooms, 2 full baths, and a large bonus room. The basement suite has its own furnace, laundry, kitchen, bath & living space. Enjoy the backyard ravine views from your large deck with BBQ gas line!

Built in 2017

Essential Information

MLS® # E4441853

Price \$735,000



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 2,752 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6204 173 Avenue |
| Area | Edmonton |
| Subdivision | McConachie Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3V5 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Conditioner, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Hardie Board Siding |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 03 |

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Listing information last updated on June 27th, 2025 at 6:03pm MDT