

## \$594,000 - 6252 180 Avenue, Edmonton

MLS® #E4443068

**\$594,000**

4 Bedroom, 3.00 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully upgraded 1,921+ sq ft detached home featuring a separate side entrance and an attached double garage with a floor drain and gas line ready for a garage heater—perfect for added convenience, flexibility, and year-round comfort. This home offers 4 bedrooms, 3 full bathrooms, a large bonus room, and a main floor bedroom with full bath, ideal for versatile family living. Enjoy the bright, airy open-to-above living room and an upgraded kitchen with stainless steel appliances, gas stove, quartz countertops, and a walk-in pantry—perfect for cooking and entertaining. Fresh paint and brand-new carpet throughout, plus the backyard backs onto open space with no rear neighbours, providing privacy and peaceful views. Located in family-friendly McConachie with direct access to Anthony Henday Drive, making your commute or weekend getaways quick and easy. Close to schools, parks, shopping, and transit.

Built in 2021

### Essential Information

MLS® #	E4443068
Price	\$594,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,922
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6252 180 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4A6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Commercial, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Partially Landscaped, Shopping Nearby, See Remarks

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

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	3
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 June 22nd, 2025 at 2:02am MDT