

# \$469,900 - 6258 175a Avenue, Edmonton

MLS® #E4454145

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,557 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Quality Built Home by Award Winning Montorio Homes includes 3 Bedrooms, 2.5 Baths and Upstairs Loft, 9' Ceiling on Main Floor & Luxury Vinyl Plank flooring on the Main Floor, Appliance Allowance, Stylish Quartz Countertops Throughout, High Quality Cabinetry with Soft Close Drawers & Cabinets, Tiled Backsplash and a Generous Sized Pantry. Upstairs you will find the Laundry, a Spacious Primary Suite with a Walk-In Closet and Ensuite. SEPARATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Easy Access to the Anthony Henday, Close to all Amenities, Shopping and Schools

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454145      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,557         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6258 175a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 4A5          |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks |
| Parking   | Parking Pad Cement/Paved                                                                                |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Alarm/Security System, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Stories           | 2                                              |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 59                |
| Zoning         | Zone 03           |

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Listing information last updated on October 19th, 2025 at 10:02am MDT