

Courtesy Of David M Ozubko Of Real Broker

# \$449,900 - 6531 168 Avenue, Edmonton

MLS® #E4463238

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,536 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish and move-in ready, this half duplex in McConachie offers modern comfort, privacy and flexibility. The open main floor features bright living and dining areas, a sleek kitchen with stainless steel appliances and a mudroom that opens to a partially fenced yard and deck, perfect for outdoor dining or relaxing. Upstairs, the primary suite includes a walk-in closet and ensuite, along with 2 spacious bedrooms, a full bath and an upper laundry setup for added convenience. The finished basement adds a 2nd full kitchen, living room, bedroom, bath and laundry, ideal for extended family or guests. Backing onto the community league, you'll enjoy peaceful views and no neighbours behind you. A single attached garage and updated finishes make this home an excellent choice for families or first-time buyers. Located close to schools, parks, shopping, transit and the Anthony Henday, this McConachie home combines comfort, value and location in one great package.

Built in 2020

## Essential Information

MLS® #	E4463238
Price	\$449,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6531 168 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X9

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

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

### **School Information**

Elementary	Soraya Hafez School
Middle	Steele Heights School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	October 23rd, 2025
Days on Market	8
Zoning	Zone 03

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