

## \$464,900 - 6321 170 Avenue, Edmonton

MLS® #E4456440

**\$464,900**

3 Bedroom, 3.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautiful 3-Bedroom Home in McConachie!

This home offers style, comfort, and plenty of upgrades throughout and A/C! The main floor features 9 ft. ceilings, luxury hardwood and tile flooring, and large windows that fill the space with natural light. The gourmet kitchen is a showstopper with granite countertops, a chimney hood fan, stainless steel appliances, a French door fridge, tiled backsplash with upgraded accents, and a large island with eating bar. Upstairs, you'll find a spacious laundry room, and a spa-inspired ensuite with a separate tub and shower, ceramic tile, and elegant finishes. The fully finished basement includes an additional bedroom, bathroom, and living room perfect for family or guests. The exterior is just as impressive with landscaping complete and a double detached garage. Enjoy a quick possession and an ideal location close to the Henday, public transit, the new K-9 school, parks, walking trails, shopping, and playgrounds. This home truly has it all. Move in and enjoy!

Built in 2018

### Essential Information

MLS® # E4456440

Price \$464,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,456                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6321 170 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 44                  |
| Zoning         | Zone 03             |

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