# \$474,900 - 6525 167b Avenue, Edmonton

MLS® #E4429092

#### \$474,900

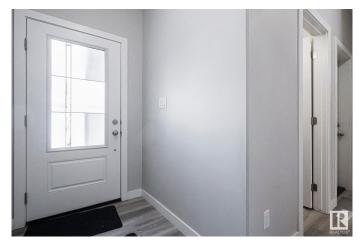
3 Bedroom, 2.50 Bathroom, 1,506 sqft Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

This beautiful duplex is located in the family-oriented community of MCCONACHIE. This home boast plenty of NATURAL LIGHT. When entering this home, you come to a large living room with a FIREPLACE, a dining area and a kitchen with STAINLESS STEEL APPLIANCE and WALKTHROUGH PANTRY. The upper level features a master bedroom with WALK-IN CLOSET and ENSUITE BATHROOM. There are 2 additional large bedrooms and a full bathroom. Enjoy the convenience of UPPER-LEVEL LAUNDRY and an ATTACHED single garage. Enjoy the summer in your private fenced backyard featuring a deck. The basement has plenty of potential awaiting your personal development. This home is close to all amenities including public transportation, shopping, restaurants, schools, parks, etc.







Built in 2020

#### **Essential Information**

| MLS® #         | E4429092  |
|----------------|-----------|
| Price          | \$474,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,506     |

| Acres      | 0.00          |
|------------|---------------|
| Year Built | 2020          |
| Туре       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

## **Community Information**

| 6525 167b Avenue |
|------------------|
| Edmonton         |
| McConachie Area  |
| Edmonton         |
| ALBERTA          |
| AB               |
| T5Y 3X8          |
|                  |

## Amenities

| Amenities | Deck, See Remarks      |
|-----------|------------------------|
| Parking   | Single Garage Attached |

#### Interior

| Interior Features | ensuite bathroom                               |        |                 |               |
|-------------------|--|--------|-----------------|---------------|
| Appliances        | Dishwasher-Built-In,<br>Stove-Electric, Washer | Dryer, | Oven-Microwave, | Refrigerator, |
| Heating           | Forced Air-1, Natural Ga                       | S      |                 |               |
| Stories           | 2  |        |                 |               |
| Has Basement      | Yes  |        |                 |               |
| Basement          | Full, Unfinished                               |        |                 |               |

### Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |
|                   | Transportation, Schools, Shopping Nearby, See Remarks      |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 15

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 April 19th, 2025 at 4:47am MDT