

## \$465,000 - 6415 170 Ave, Edmonton

MLS® #E4428984

**\$465,000**

3 Bedroom, 3.50 Bathroom, 1,510 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish, spacious, and thoughtfully upgraded — this immaculate home in the heart of McConachie offers the perfect blend of modern comfort and family-friendly design. With approx. 1500 sq ft above grade, this beautifully maintained 2-storey features 3 bedrooms, 2.5 baths, and a finished basement with a den-office, large living area, and full bath — ideal for remote work, guests, or added living space. The main floor showcases 9 ft ceilings, hardwood and tile flooring, and a well-equipped kitchen with crown moldings, pot & pan drawers, corner pantry, extended eating bar, and stainless steel appliances. The great room overlooks a south-facing yard with extended concrete patio. Additional upgrades include central air conditioning, extended driveway, shed, and garden beds. Designed for convenience, the upper level includes laundry, spacious bedrooms for the family, and a private primary retreat with walk-in closet and full ensuite. This is a perfect family home — close to parks and schools.

Built in 2018

### Essential Information

MLS® #	E4428984
Price	\$465,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6415 170 Ave
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

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

**Additional Information**

Date Listed April 3rd, 2025  
Days on Market 2  
Zoning Zone 03

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