

\$749,900 - 6523 173 Avenue, Edmonton

MLS® #E4431307

\$749,900

7 Bedroom, 4.00 Bathroom, 2,657 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

2 storey executive home w/ many upgrades! Enter to the open living rm & formal dining rm. Family room w/gas fireplace w/ stone surround & built-in wall unit on main lvl. Beautiful coffered ceilings. Huge kitchen featuring dark cabinetry, granite counters & large island, stainless steel appliances & walk-in pantry. Exit to the back deck w/ covered & screened gazebo & low maint. landscaping. A bdrm & 2-piece bath complete the main lvl. Hardwood & marble tile on the main lvl. Upper lvl bonus room overlooking the living rm below. 4 large bedrooms on upper lvl. Primary w/dual walk-in closets, 5-piece ensuite w/ soaker tub & walk-in shower. 3 more spacious bedrooms - one with a 4-piece ensuite. Upper lvl laundry & 4-piece bath finish upper lvl. Lower lvl w/ large kitchen w/marble tile, living rm, 2 bedrooms and 4-piece bath. Lower lvl w/ separate entrance to garage & outside. Heated & insulated triple attached garage! Exterior LED lighting! 40 solar panels create hundreds of dollars/mth in cost savings!

Built in 2015

Essential Information

MLS® # E4431307

Price \$749,900

Bedrooms 7



Bathrooms	4.00
Full Baths	4
Square Footage	2,657
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6523 173 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3R2

Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, See Remarks
Parking	Over Sized, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Opener, Hood Fan, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	S. Hafez/Christ the King
Middle	Steele Hts/Christ the King
High	ME Lazerte/Arch O'Leary

Additional Information

Date Listed	April 17th, 2025
Days on Market	13
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 30th, 2025 at 5:47pm MDT