

## \$485,000 - 6079 180 Avenue, Edmonton

MLS® #E4456307

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautiful home in McConachie! Built in 2022 and thoughtfully upgraded, this 2-storey blends modern design with functional living spaces. The main floor greets you with 9'™ ceilings, luxury vinyl plank flooring, and large windows that fill the home with natural light. The kitchen offers a spacious island, quartz countertops, stainless steel appliances, and ample cabinetry for storage. A stylish half bath completes this level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a ensuite featuring quartz counters and a walk-in shower. A convenient laundry area rounds out the upper floor. This home also includes a separate entrance to the basement for a potential suite, a double detached garage, and a fully fenced, landscaped yard with a deck perfect for summer BBQs and entertaining. Located close to schools, shopping amenities, and easy access to the highway, this home truly offers comfort and convenience.

Built in 2022

### Essential Information

MLS® # E4456307

Price \$485,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,440                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6079 180 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X1         |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Detached                                                         |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Insert                                                           |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 03             |

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