

## **\$425,000 - 6314 167a Avenue, Edmonton**

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MLS® #E4428438

### **\$425,000**

3 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this charming home with nearly 1500 sq ft, nestled at the end of a cul-de-sac in the desirable McChonacie community.

Beautifully maintained home exudes warmth & charm that presents like a showhome.

Open-concept main floor features stunning hardwood floors that flow seamlessly throughout the living areas. The chef-inspired white kitchen is a highlight, with an island, quartz countertops & plenty of cabinetry. The adjoining DR is perfect for entertaining, comfortably fitting a LG table. The cozy LR is ideal for relaxing & overlooks the expansive, landscaped & fully fenced pie-shaped lot.

Upstairs, you'll find a generously sized primary suite complete with a 4-piece ensuite & W/I closet. 2 additional well-sized BDRMS, a full main BTHRM, and a convenient laundry closet complete this level. The unspoiled basement, with rough-ins for a BTHRM, offers endless potential to create your dream space. Completing this home is an attached single-car garage and a spacious driveway for extra parking.



Built in 2016

### **Essential Information**

MLS® #                    E4428438

Price                        \$425,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6314 167a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P7

### **Amenities**

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 10  
Zoning Zone 03

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