

## \$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
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6525 167b Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X8

### Amenities

Amenities	Deck, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
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 27

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 May 1st, 2025 at 7:17pm MDT