

# \$444,900 - 6249 175a Avenue, Edmonton

MLS® #E4442069

## \$444,900

3 Bedroom, 2.50 Bathroom, 1,260 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the modern living in this quality-built Anthem home, perfectly situated in the amenity-rich community of McConachie Heights. This beautiful home offers, SIDE Entry for basement, 3 Bedrooms, Quartz Counter Tops, Kitchen Appliances, Vinyl Flooring on main floor, in bathrooms, in laundry room and Carpet on Upper Floor. Convenient Upper Floor Laundry, Kitchen Appliances, Stunning lighting fixtures, Large dining area, bright living room. Open concept main floor maximizes space.\*Home is still under construction. \*Photos of previous build, interior colors are represented. \*Actual colors and upgrades may vary.



Built in 2025

### Essential Information

MLS® #	E4442069
Price	\$444,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type                      Detached Single Family  
Style                            2 Storey  
Status                          Active

**Community Information**

Address                      6249 175a Avenue  
Area                            Edmonton  
Subdivision                  McConachie Area  
City                            Edmonton  
County                        ALBERTA  
Province                      AB  
Postal Code                  T5Y 4A5

**Amenities**

Amenities                    See Remarks  
Parking                      Parking Pad Cement/Paved

**Interior**

Interior Features          ensuite bathroom  
Appliances                  Dishwasher-Built-In, Microwa  
Heating                      Forced Air-1, Natural Gas  
Stories                        2  
Has Basement               Yes  
Basement                    Full, Unfinished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features          See Remarks  
Roof                            Asphalt Shingles  
Construction                Wood, Stone, Vinyl  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  June 12th, 2025  
Days on Market            8  
Zoning                        Zone 03



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