

# \$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**

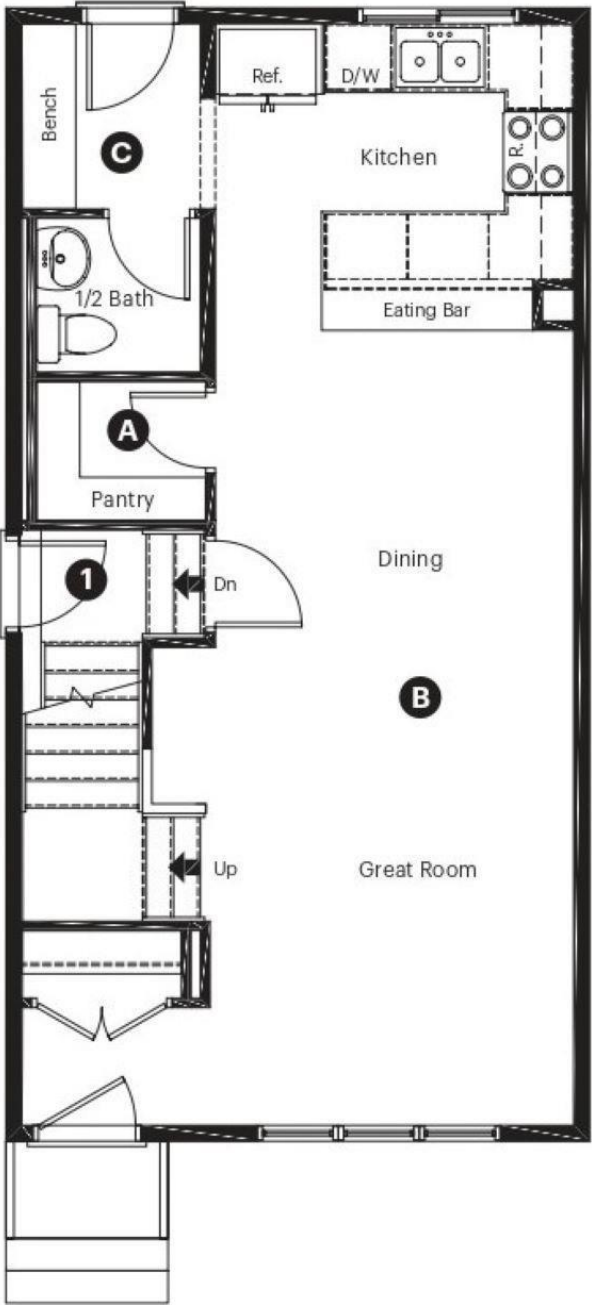
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwa  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

**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 4  
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 June 16th, 2025 at 3:32am MDT