

## \$440,000 - 6129 176 Avenue, Edmonton

MLS® #E4461351

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

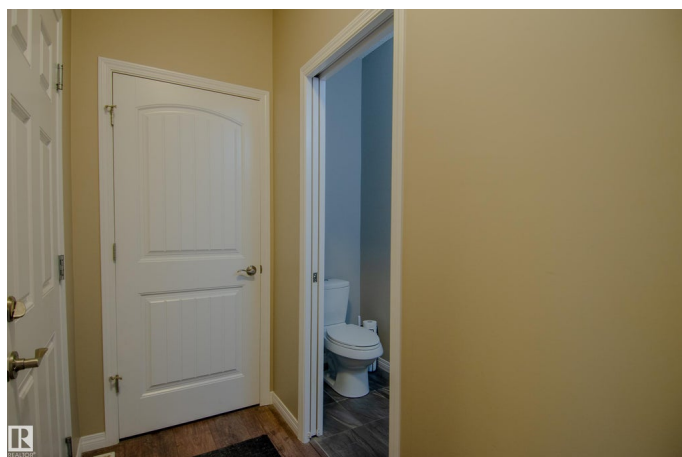
McConachie Area, Edmonton, AB

This Jayman-built half duplex impresses with 9 ft ceilings on both the main floor and bonus room, creating an open and spacious feel. The main floor offers a modern great room layout with laminate flooring, a stylish kitchen featuring quartz countertops, flush eating bar, pantry, and a generous dining area. Upstairs, the bonus room is ideal as a family retreat or home office, and laundry is conveniently located near the bedrooms. The primary suite includes a walk-in closet and full ensuite, complemented by two additional bedrooms and another full bath. Central A/C provides year-round comfort. The basement is partially finished with permits, electrical and drywall completed, plus a roughed-in bathroom for future development. Located in McConachie with easy access to shopping, schools, and the Henday.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461351  |
| Price          | \$440,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,778     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6129 176 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P1         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                    |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Christ the King/Belvedere |
|------------|---------------------------|

|        |                            |
|--------|----------------------------|
| Middle | Christ King/Steele Heights |
| High   | O'Leary/M.E. LaZerte       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 03           |

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Listing information last updated on October 18th, 2025 at 10:32am MDT