

\$589,000 - 6539 176 Avenue, Edmonton

MLS® #E4439194

\$589,000

5 Bedroom, 4.00 Bathroom, 1,771 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Versatile. Income-Ready. Exceptionally Located. This thoughtfully designed home is the perfect investment, or anyone wanting future flexibility. The layout works hard for you: a main floor bedroom and full bath for aging parents or guests, plus a fully legal 1-bedroom basement suite with its own entrance, ideal for rental income. Upstairs, three more bedrooms include a spacious primary with an ensuite and a walk-in closet. Every detail was made for low-maintenance living: the backyard features a concrete patio with no grass to mow, and the modern finishings mean you can move in without a to-do list. You're just steps from the McConachie Tree Stand, A preserved natural corridor that adds privacy and a sense of calm to this growing community. Nearby schools, shopping, and easy access to the Henday make daily life simple and efficient. Whether you're looking for a smart investment or a home that adapts to life's seasons, this is a property that gives you options and peace of mind.

Built in 2022

Essential Information

MLS® #	E4439194
Price	\$589,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	1,771
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6539 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B2

Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Soraya Hafez School
High M.E LaZerte

Additional Information

Date Listed May 29th, 2025
Days on Market 22
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 20th, 2025 at 6:02pm MDT