

## \$675,000 - 6125 167a Avenue, Edmonton

MLS® #E4444537

**\$675,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover exceptional living in this meticulously maintained single-family home offering over 2,400 sq ft of beautifully designed space. Featuring 4 spacious bedrooms and 3.5 bathrooms, this residence blends comfort and functionality with elegant style. The bright, open-concept main floor flows effortlessly into the gourmet kitchen and generous living area—perfect for family life or entertaining guests. Step outside to not one, but three private balconies, each offering its own unique space for morning coffee, evening sunsets, or weekend gatherings. The fully finished basement provides a versatile area ideal for a home theatre, gym, or extra living quarters. Thoughtfully cared for inside and out, this home is move-in ready with pride of ownership throughout. Located in a desirable neighborhood close to schools, parks, and amenities, this is a rare opportunity to own a home that offers space, style, and superb condition. Central AC and heated garage!! Don't miss out—this one truly has it all!

Built in 2015

### Essential Information

MLS® # E4444537

Price \$675,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6125 167a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Z8

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Wet Bar
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        25  
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 July 21st, 2025 at 3:47am MDT