

## \$719,900 - 6235 175 Avenue, Edmonton

MLS® #E4449031

**\$719,900**

4 Bedroom, 3.50 Bathroom, 2,451 sqft

Single Family on 0.00 Acres

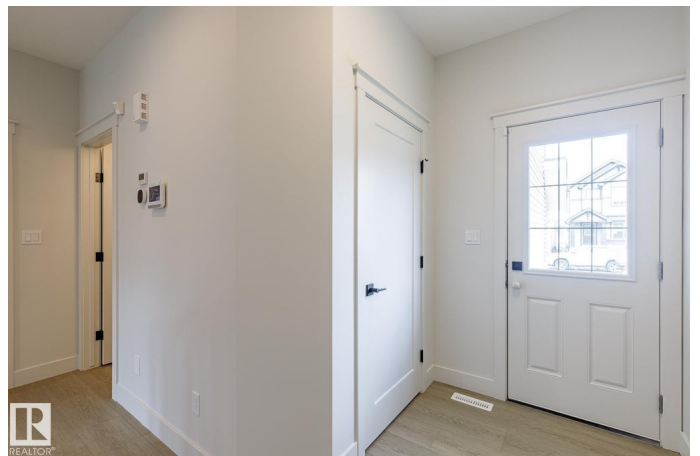
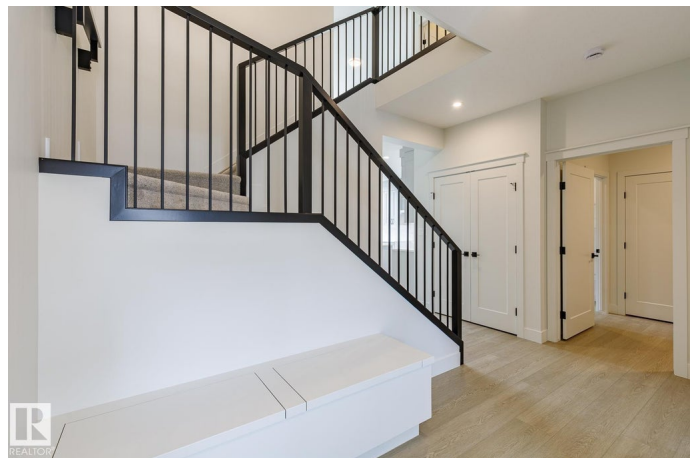
McConachie Area, Edmonton, AB

Welcome to this stunning, fully upgraded custom Montorio Home that backs onto a permanent full tree line!. This home boasts nearly 2450 sq.ft. of thoughtfully designed living space featuring a main floor bedroom with Ensuite—ideal for guests or home office. Additionally you will find a ½ bath half and a huge mudroom. An open-to-above living room with soaring ceilings, a spacious kitchen with walkthrough pantry, huge island and 9'™ ceilings throughout the main. The side entrance to the basement offers future suite potential. Upstairs includes 3 spacious bedrooms, a versatile bonus room, and 2 full bathrooms. The luxurious primary and his and her walk-in closets. Includes: Smart Home System, triple pane windows, HRV system, gas water heater.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449031  |
| Price          | \$719,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,451     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6235 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0K8         |

### **Amenities**

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached                                                                              |

### **Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Alarm/Security System, Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                                      |
| Fireplace         | Yes                                                            |
| Fireplaces        | Mantel                                                         |
| Stories           | 2                                                              |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

### **Exterior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Flat Site, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Christ The King Catholic |
| Middle     | Christ The King Catholic |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 03         |

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Listing information last updated on September 1st, 2025 at 12:02pm MDT