

## \$579,000 - 5940 174 Avenue, Edmonton

MLS® #E4430276

**\$579,000**

4 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Nestled in a quiet cul-de-sac in the family-friendly community of McConachie, the beautiful 2-storey home with 2,634 Sq.Ft of total living area, was built in 2015 by Hopewell, an award-winning Alberta home builder. This home offers 4 bedrooms and 3.5 bathrooms, including a fully finished basement. The main floor boasts a spacious living room with a fireplace and a chef-inspired kitchen featuring granite countertops, a breakfast bar, corner pantry, ample cabinetry, and a dining room with views of the backyard deck and park. Upstairs, you'll find a family room, and 3 bedrooms, 4-piece bath, including a master suite with a 5-piece ensuite and walk-in closet. The basement includes a large rec room, 4th bedroom, full 3-piece bath, and storage room. Backing onto scenic walking paths and close to public transit, schools, and with easy access to Manning Dr. and Anthony Henday Dr., this is the perfect home for families and commuters alike!

Built in 2015

### Essential Information

MLS® #	E4430276
Price	\$579,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5940 174 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3V7

### **Amenities**

Amenities	Deck, Detectors Smoke, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, No Through Road, Playground Nearby, Ravine View
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	17
Zoning	Zone 03

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Listing information last updated on April 28th, 2025 at 6:47am MDT