

## \$424,998 - 6525 167b Avenue, Edmonton

MLS® #E4448713

**\$424,998**

3 Bedroom, 2.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

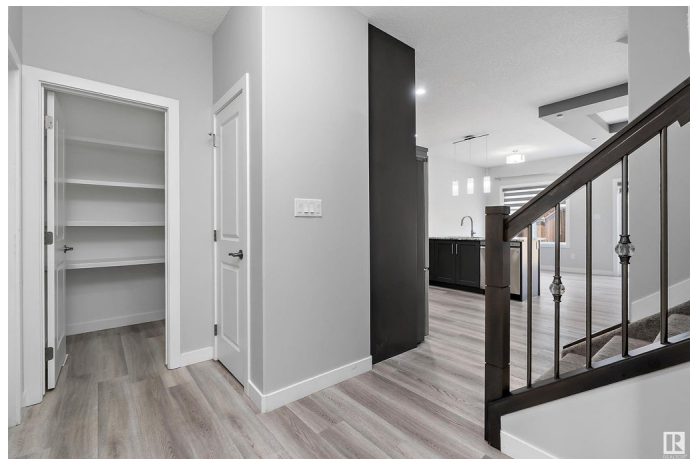
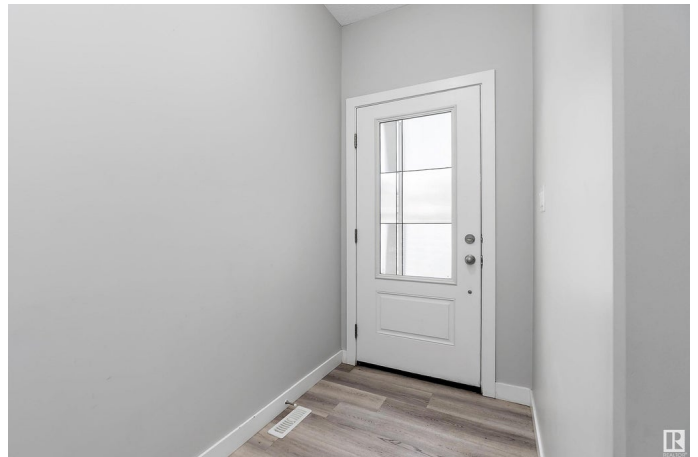
WOW! Contemporary style meets everyday function in this upgraded 3 bed, 2.5 bath half duplex in McConachie. Offering 1,508 sq ft above grade, this 2020-built home features full-height charcoal cabinets, granite counters, subway tile backsplash, & a walk-through pantry that connects directly to the garage mudroom. The open-concept main floor includes wide vinyl plank flooring, coffered ceiling details, large windows, & a sleek electric fireplace. Upstairs offers a spacious primary bedroom with walk-in closet & 3-pc ensuite, two additional bedrooms, a 4-piece bath, & upper floor laundry for added convenience. The fully fenced backyard includes a sunny rear deck with a BBQ gas hookup—perfect for summer entertaining or evening relaxation. Single attached garage & an unspoiled basement with plumbing rough-ins ready for future development. Located on a quiet street near schools, parks, trails, & public transit. Clean, stylish, & move-in ready—this home is a standout. Shows a 10/10! IMMEDIATE POSSESSION! Hurry!

Built in 2020

### Essential Information

MLS® # E4448713

Price \$424,998



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,508         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6525 167b Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3X8          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 2                                      |
| Parking        | Single Garage Attached                 |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Mantel, See Remarks                                                        |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                          |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Soraya Hafez School   |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 03         |

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Listing information last updated on August 5th, 2025 at 11:17am MDT