Courtesy Of Shaun C Cunningham Of RE/MAX Real Estate

$629,900 - 6507 176 Avenue, Edmonton

MLS® #E4449640

$629,900
5 Bedroom, 3.50 Bathroom, 1,494 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to the very rare opportunity to own a property with a House and a Garage Suite in the heart of the family community of McConachie. Let's begin with the house, you can park in the Double Car garage and make your way inside. Once inside you will find the open living room, dining room and kitchen with all the upgraded appliances with a nice pantry, and a 2-piece bathroom too. Make your upstairs to spacious primary bedroom with 4-piece ensuite and walk in closet, 2 more bedrooms, a 4-piece bathroom and the convenient Laundry room. The unfinished basement is ready for you to develop into more living space or with the separate side entrance a legal basement suite. The completely separate garage suite has it's own full kitchen with all the appliances, living room, 2 bedrooms, 4-piece bathroom, storage room, and it's own utility room. So many investment options, rent out both, live in the garage suite and rent out the house, live in the house and rent out the garage, or for large families live in both.

Built in 2021

Essential Information

MLS® #	E4449640
Price	$629,900

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6507 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B2

Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 25th, 2025
Days on Market	21
Zoning	Zone 03

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Listing information last updated on August 14th, 2025 at 9:47pm MDT