

## \$470,000 - 6003 168 Avenue, Edmonton

MLS® #E4444218

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this gorgeous and spacious half duplex located in the desirable community of McConachie. This stunning property offers 3 bedrooms and a bonus room on the upper floor, The Primary bedroom is a true oasis with walk-in closet and 4 pc-ensuite. The main floor has a well kept kitchen offering ample cabinet and countertop space, A pantry. Nook area looks out at the back yard, the main floor living room offers a gas fireplace. Single attached garage, Spacious back yard. Separate side entrance to the Basement. With great access to highways, shopping, schools, public transport and all amenities, this is an ideal location for families. Don't miss this, Buy with confidence!!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444218  |
| Price          | \$470,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,752     |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6003 168 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3S6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 25th, 2025 |
|-------------|-----------------|

Days on Market 9

Zoning Zone 03

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Listing information last updated on July 4th, 2025 at 4:32pm MDT