

\$434,900 - 6109 176 Avenue, Edmonton

MLS® #E4457576

\$434,900

3 Bedroom, 2.50 Bathroom, 1,613 sqft
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to McConachie, a vibrant community known for its beautiful parks, scenic trails, and convenient access to newer shopping, dining, and amenities—just minutes away for easy commuting. This well-designed 1,611 sq ft Inspire™ half duplex by Innovations by Jayman features an attached garage and a bright, open-concept main floor with 9'™ ceilings, hardwood floors, a spacious great room, a dining area with access to the deck and backyard, and a stylish kitchen complete with island, pantry, and stainless steel appliances. A two-piece powder room adds convenience for guests. Upstairs offers a spacious primary suite with walk-in closet and full ensuite, a central bonus room with built-in shelving, two additional bedrooms, and a full main bath—ideal for families or those needing extra space.

Built in 2014

Essential Information

MLS® #	E4457576
Price	\$434,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,613



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6109 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3N8

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 13th, 2025 at 11:18am MDT