

## \$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—with Anthony Henday Drive 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 | 4                    |
| Zoning         | Zone 03              |

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Listing information last updated on September 16th, 2025 at 5:03pm MDT