

## \$399,900 - 6311 176 Avenue, Edmonton

MLS® #E4445797

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Super well cared for 1,176 sq.ft. 3 bedroom, 2.5 bathroom home under \$400,000! This property is a few years old, but you wouldn't know it as it was very gently lived in and still feels brand new. The main floor is the popular open concept with living room, dining area, and kitchen. Upstairs has the owner's suite with full bathroom and walk-in closet, 2 good-sized bedrooms, full bathroom, and laundry. The basement is unfinished and ready for your vision; a side entry may be possible because of how the stairs are located. The south-backing yard is also ready for you to landscape to your desire and build a deck or garage to suit your needs. Located close to the Henday, commuting and accessing amenities will be ideal for a growing family. Consider this house for your first home or next investment.

Built in 2022

### Essential Information

MLS® #	E4445797
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,176



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6311 176 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E5

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 2

Zoning Zone 03

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Listing information last updated on July 6th, 2025 at 5:17pm MDT