

## \$449,900 - 6531 168 Avenue, Edmonton

MLS® #E4463238

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish and move-in ready, this half duplex in McConachie offers modern comfort, privacy and flexibility. The open main floor features bright living and dining areas, a sleek kitchen with stainless steel appliances and a mudroom that opens to a partially fenced yard and deck, perfect for outdoor dining or relaxing. Upstairs, the primary suite includes a walk-in closet and ensuite, along with 2 spacious bedrooms, a full bath and an upper laundry setup for added convenience. The finished basement adds a 2nd full kitchen, living room, bedroom, bath and laundry, ideal for extended family or guests. Backing onto the community league, you'll enjoy peaceful views and no neighbours behind you. A single attached garage and updated finishes make this home an excellent choice for families or first-time buyers. Located close to schools, parks, shopping, transit and the Anthony Henday, this McConachie home combines comfort, value and location in one great package.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463238  |
| Price     | \$449,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,536         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6531 168 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X9         |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                                                                                                 |
| Parking        | Insulated, Single Garage Attached                                                                                                                                                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone, Vinyl                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingles                |
| Construction | Wood, Composition, Stone, Vinyl |
| Foundation   | Concrete Perimeter              |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Soraya Hafez School   |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 03            |

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Listing information last updated on October 24th, 2025 at 9:17pm MDT