

## \$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 5

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 June 29th, 2025 at 9:17pm MDT