

## \$440,000 - 6014 171 Avenue, Edmonton

MLS® #E4455867

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this well maintained half duplex in the family friendly community of McConachie. This 3 bedroom, 2.5 bathroom home features a functional main floor layout with a comfortable living room, a dining area, and a well appointed kitchen with plenty of cabinet and counter space. Upstairs you will find three generously sized bedrooms including a primary suite complete with walk in closet and ensuite bath. The home also offers the convenience of an attached garage and a practical floor plan for families or tenants. Ideally located close to schools, shopping, parks, and major commuter routes, this property is an excellent option for both homeowners and investors. Currently tenant occupied, it provides a solid investment opportunity with rental income already in place. McConachie is known for its welcoming atmosphere, community amenities, and easy access to transit, making it a desirable location. Do not miss the chance to own this versatile and valuable property.

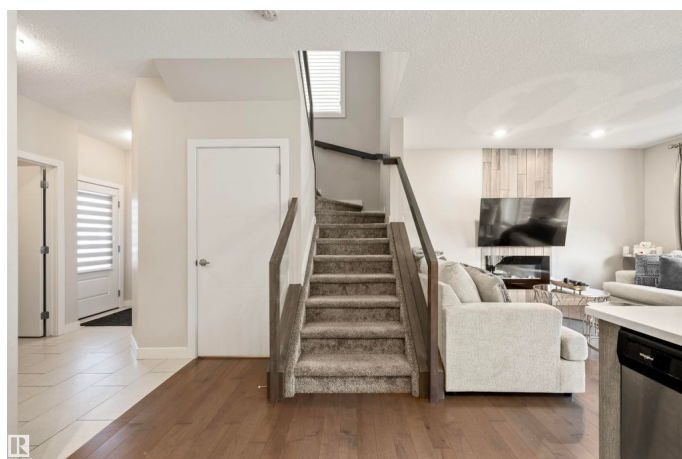
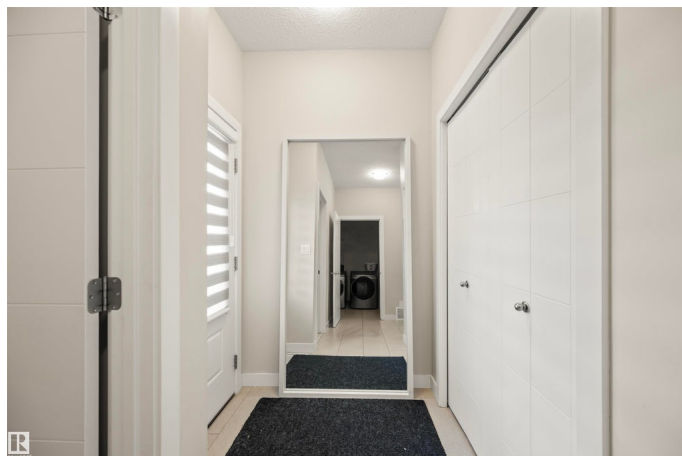
Built in 2017

### Essential Information

MLS® # E4455867

Price \$440,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,747         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6014 171 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3S6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                19

Zoning                            Zone 03

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Listing information last updated on September 22nd, 2025 at 5:02am MDT