

## **\$649,900 - 6268 180 Avenue, Edmonton**

MLS® #E4461594

**\$649,900**

5 Bedroom, 3.50 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Highly Upgraded 2022 - 5 Bedroom - McConachie Showstopper Home! This home features Space for the Extended Family's need for an a Separate Living Dwelling Area which Features a Separate Side Entrance to the 2nd kitchen of the home. GREAT FLOOR PLAN Throughout featuring an open concept main floor plan featuring a Walk-Through Pantry from the Attached Double Garage, Large Main living room with stylish electric Fireplace, A Large Dining Room & A FULL LUXURY Kitchen with Cabinets to the ceiling, stainless steel appliances, LARGE full Granite Kitchen Island along with Soft close drawers. Upper floor is spacious with a Bonus Room, Extra Large Bedrooms, Upstairs Laundry & a HUGE PRIMARY BEDROOM with an Extended walk in closet & a Luxury Double Sink Ensuite Washroom. The Neutral Color Tones to this home make for a Classy Hi-End Finish completed with Luxury Vinyl Flooring! Fully Finished Basement with 2 Additional Bedrooms, 4th Washroom, Higher End 2nd Kitchen complete with its own PRIVATE Entrance. Move in Today

Built in 2022

### **Essential Information**

MLS® # E4461594

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,959                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6268 180 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4A6         |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached, Insulated                                                                       |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplaces        | Mantel                                                                                                                  |
| Stories           | 3                                                                                                                       |
| Has Suite         | Yes                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### School Information

|        |                          |
|--------|--------------------------|
| Middle | Christ The King Catholic |
| High   | M.E LaZerte              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 43                |
| 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 November 21st, 2025 at 11:48am MST