

## \$720,000 - 5831 175 Avenue, Edmonton

MLS® #E4453101

### \$720,000

5 Bedroom, 3.50 Bathroom, 2,623 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Custom-built 2,622 sq. ft. 2-storey in McConachie with a fully finished basement! Open main floor boasts a bright living room with gas fireplace, massive kitchen with island, pantry, stainless steel appliances, and abundant storage, plus a den/office and 2pc bath. Upstairs features a bonus room, 4 oversized bedrooms, including a primary with custom walk-in closet & spa-like 5pc ensuite, plus another 5pc bath. Basement offers a rec room, 5th bedroom, 4pc bath, and utility room. Enjoy a landscaped backyard backing a green belt & walking path, heated/insulated double garage, fresh paint throughout, central vac & A/C. Minutes to Anthony Henday, schools, playgrounds & shopping. Move-in ready luxury that shows 10 OUT OF 10!!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453101  |
| Price          | \$720,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,623     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5831 175 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0T4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Patio |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Glass Door                                                                                                                                   |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Soraya Hafez School  
Middle                              Dr. Donald Massey School  
High                                 M.E. LaZerte School

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                5  
Zoning                              Zone 03

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