

## \$486,000 - 6035 180 Avenue, Edmonton

MLS® #E4437151

**\$486,000**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Quick possession available!! SEPARATE ENTRANCE!! ROUGH IN FOR SUITE!! ELECTRIC CAR CHARGER IN GARAGE! Welcome to this stunning 3-bedroom, 3-bathroom home in a family-friendly neighborhood! Featuring soaring 9 ft ceilings and an open concept design, this home boasts a bright white kitchen with quartz counters and a spacious living area complete with a sleek linear electric fireplace. The primary suite offers a walk-in closet and private ensuite. The basement has a SEPARATE ENTRANCE and is roughed-in for a future suite—perfect for added income or extended family. Enjoy the convenience of a 240-volt, 40-amp plug for your electric vehicle or garage heater and a south facing backyard for prime summer sunlight in your yard. Home Warranty Still in effect! Just steps from a playground and close to the Henday, shopping, trails, and more, this home is ideal for families seeking style, space, and function.

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437151  |
| Price     | \$486,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,451                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6035 180 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3W9         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Detached               |

### 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                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

Date Listed May 17th, 2025

Days on Market 31

Zoning Zone 03

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Listing information last updated on June 17th, 2025 at 1:17am MDT