

\$719,900 - 6235 175 Avenue, Edmonton

MLS® #E4449031

\$719,900

4 Bedroom, 3.50 Bathroom, 2,451 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this stunning, fully upgraded custom Montorio Home that backs onto a permanent full tree line!. This home boasts nearly 2450 sq.ft. of thoughtfully designed living space featuring a main floor bedroom with Ensuite—ideal for guests or home office. Additionally you will find a ½ bath half and a huge mudroom. An open-to-above living room with soaring ceilings, a spacious kitchen with walkthrough pantry, huge island and 9'™ ceilings throughout the main. The side entrance to the basement offers future suite potential. Upstairs includes 3 spacious bedrooms, a versatile bonus room, and 2 full bathrooms. The luxurious primary and his and her walk-in closets. Includes: Smart Home System, triple pane windows, HRV system, gas water heater.

Built in 2025

Essential Information

MLS® #	E4449031
Price	\$719,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,451
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6235 175 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K8

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Christ The King Catholic
Middle	Christ The King Catholic

Additional Information

Date Listed	July 22nd, 2025
Days on Market	34
Zoning	Zone 03

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