

# **\$495,000 - 6035 180 Avenue, Edmonton**

MLS® #E4437151

**\$495,000**

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	\$495,000
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 30

Zoning Zone 03

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Listing information last updated on June 16th, 2025 at 6:02pm MDT