

## \$495,000 - 6515 167a Avenue, Edmonton

MLS® #E4447073

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,624 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Luxury Half-Duplex for Sale! Discover this stunning, custom-built half-duplex with a front double car garage. As you step inside, you'll be greeted by luxurious living spaces that exude elegance. The main floor boasts 9' ceilings, an electric fireplace in the living room, hardwood flooring, and a gourmet kitchen equipped with high-end appliances. Upstairs, enjoy maple flooring, metal railings, a flex room, a convenient laundry room with front-load washer and dryer, a full bathroom, and three spacious bedrooms, including a master suite with an ensuite and walk-in closet. The unspoiled basement offers a SEPARATE ENTRY, 9' ceilings, and endless possibilities for customization - finish it to your taste and add even more value to this incredible property! And when the sun shines bright, relax on the finished deck overlooking the beautiful backyard, perfect for joining in on summer days. Stay cool and comfortable all year round with the house AC. This is a MUST-SEE HOME!

Built in 2019

### Essential Information

MLS® # E4447073

Price \$495,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6515 167a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        2  
Zoning                    Zone 03

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