

\$499,250 - 6250 175a Avenue, Edmonton

MLS® #E4443863

\$499,250

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

The Sylvan offers elegance and quality craftsmanship throughout. LVP flooring spans the main floor, beginning in the foyer with a spacious walk-in coat closet. The sunlit great room flows into a functional kitchen with quartz countertops, island with flush eating ledge, Silgranit undermount sink, soft-close Thermofoil cabinets, pantry, and over-the-range microwave. At the rear, the bright nook overlooks the backyard and leads to a main floor bedroom, full 3-piece bath, and garden door to the outdoor space. Includes parking pad with optional 2-car garage upgrade. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite with stand-up shower (not shown on plan). Two additional bedrooms, a 3-piece bath, and laundry closet complete the upper floor. Also included: black plumbing & lighting fixtures, 9' ceilings on main & basement levels, separate side entrance & basement rough-in. The Sylvan is a perfect mix of style and function.

Built in 2025

Essential Information

MLS® #	E4443863
Price	\$499,250
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6250 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2L9

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 23rd, 2025
Days on Market 23
Zoning Zone 03

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