

## \$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!

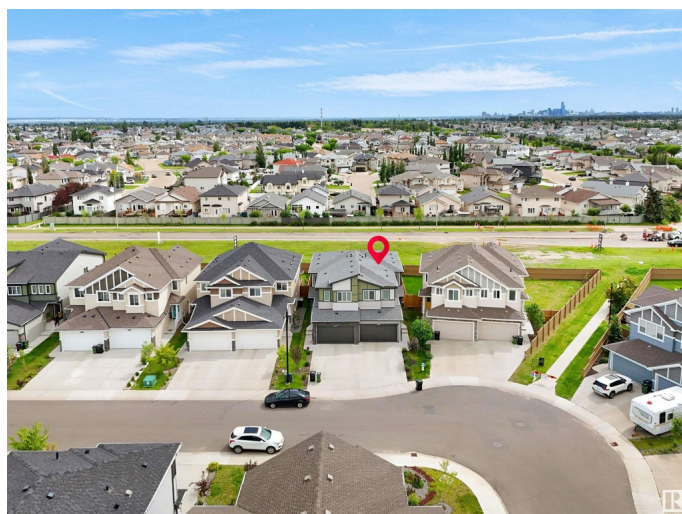
Built in 2019

### 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        9  
Zoning                    Zone 03

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