

## \$625,550 - 5816 168 Avenue, Edmonton

MLS® #E4424451

**\$625,550**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this well-maintained original-owner home in the desirable McConachie neighborhood! This charming two-storey home features 3 bedrooms, 2.5 baths, and sits on an exceptionally large lot (608 square meters!), offering plenty of space for outdoor enjoyment. Inside provides a bright and spacious layout, perfect for families. The beautifully upgraded kitchen is ready for cooking and entertaining, complete with a large island and ample counter and storage space. The unfinished basement is a blank canvas, ready for your personal touch. A double car garage provides ample parking and storage. Furnace & Hot Water tank replaced in October 2023. Most appliances have been replaced as well. Conveniently located close to schools, shopping, parks, and public transit, this home is perfect for those looking for comfort and convenience. Don't miss this fantastic opportunity!

Built in 2010

### Essential Information

MLS® #	E4424451
Price	\$625,550
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5816 168 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Soraya Hafez
Middle	Steele Heights
High	M.E. Lazerte

**Additional Information**

Date Listed	March 7th, 2025
Days on Market	45
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 7:32pm MDT