

## \$478,900 - 6225 175a Avenue, Edmonton

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MLS® #E4432283

**\$478,900**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Discover the perfect blend of comfort, style, and smart design in the Stellar. This elegant home features luxurious LVP flooring on the main floor and a welcoming foyer that opens to a sunlit great room with large front windows. The kitchen combines beauty and function with quartz countertops throughout, a Silgranit sink, island with eating ledge, ample Thermofoil cabinets, and a spacious pantry. At the rear, the dining area is framed by large windows with views of the backyard, plus a half bath and back entry leading to a generous yard and optional double detached garage. Upstairs, enjoy a versatile open loft, a bright primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a full bath, and a laundry closet for a stackable washer/dryer. Additional features include brushed nickel fixtures, 9ft ceilings on the main and basement levels, separate basement entry, rough-in plumbing, and added side windows for extra natural light.



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432283  |
| Price     | \$478,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6225 175a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3N7          |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

Date Listed            April 22nd, 2025  
Days on Market      117  
Zoning                Zone 03

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