

\$440,000 - 6014 171 Avenue, Edmonton

MLS® #E4455867

\$440,000

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

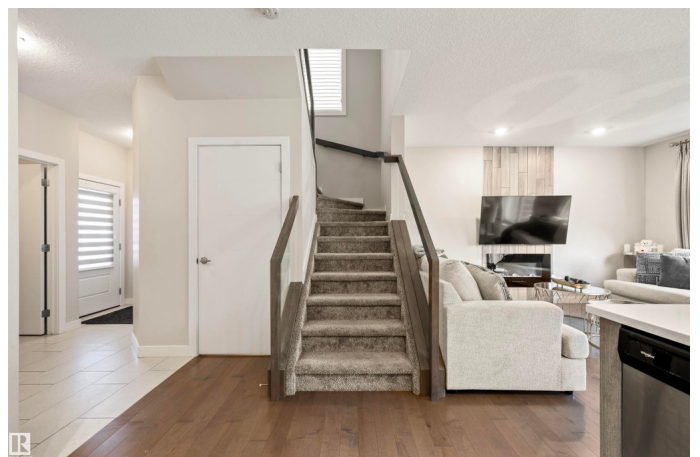
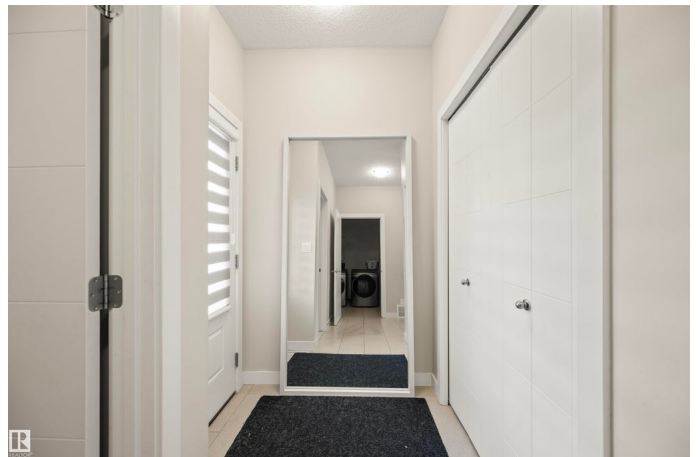
McConachie Area, Edmonton, AB

Welcome to this well maintained half duplex in the family friendly community of McConachie. This 3 bedroom, 2.5 bathroom home features a functional main floor layout with a comfortable living room, a dining area, and a well appointed kitchen with plenty of cabinet and counter space. Upstairs you will find three generously sized bedrooms including a primary suite complete with walk in closet and ensuite bath. The home also offers the convenience of an attached garage and a practical floor plan for families or tenants. Ideally located close to schools, shopping, parks, and major commuter routes, this property is an excellent option for both homeowners and investors. Currently tenant occupied, it provides a solid investment opportunity with rental income already in place. McConachie is known for its welcoming atmosphere, community amenities, and easy access to transit, making it a desirable location. Do not miss the chance to own this versatile and valuable property.

Built in 2017

Essential Information

MLS® #	E4455867
Price	\$440,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6014 171 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3S6

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 3rd, 2025

Days on Market 11

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 September 14th, 2025 at 12:32pm MDT