

\$449,900 - 6531 168 Avenue, Edmonton

MLS® #E4463238

\$449,900

4 Bedroom, 3.50 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Stylish and move-in ready, this half duplex in McConachie offers modern comfort, privacy and flexibility. The open main floor features bright living and dining areas, a sleek kitchen with stainless steel appliances and a mudroom that opens to a partially fenced yard and deck, perfect for outdoor dining or relaxing. Upstairs, the primary suite includes a walk-in closet and ensuite, along with 2 spacious bedrooms, a full bath and an upper laundry setup for added convenience. The finished basement adds a 2nd full kitchen, living room, bedroom, bath and laundry, ideal for extended family or guests. Backing onto the community league, you'll enjoy peaceful views and no neighbours behind you. A single attached garage and updated finishes make this home an excellent choice for families or first-time buyers. Located close to schools, parks, shopping, transit and the Anthony Henday, this McConachie home combines comfort, value and location in one great package.

Built in 2020

Essential Information

MLS® #	E4463238
Price	\$449,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6531 168 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X9

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Insulated, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Soraya Hafez School
Middle	Steele Heights School
High	M.E. LaZerte School

Additional Information

Date Listed	October 23rd, 2025
Days on Market	9
Zoning	Zone 03

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