

Courtesy Of Taylor J Hack Of RE/MAX River City

## \$400,000 - 5873 168a Avenue, Edmonton

MLS® #E4427653

### \$400,000

4 Bedroom, 2.50 Bathroom, 1,410 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

You can see from the floor-plans how the efficiency of the layout makes this 1,400 sq. ft. 2-Storey seem huge. Visit the REALTOR®'s website for more details. With three bedrooms upstairs plus one in the fully-finished basement there's a spot for everyone and with the double garage there's a place for everything! The open concept main floor is made bright by the SW facing windows into the back yard. Both down-sizers and young families will appreciate the manageable size and neutral colour pallet of this property with it's stylish finishes. Whether you want to relax by the fire, read on the deck, have coffee on the front porch, or sleep in the comfort of central air conditioning, this property offers a great lifestyle experience. Move-in-ready will leave you free to explore this summer and McConachie has great parks and pathways for you outdoor experiences. This vibrant community puts everything a family needs at it's fingertips in North East Edmonton with shopping and restaurants along Manning Freeway.

Built in 2009

### Essential Information

MLS® #	E4427653
Price	\$400,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5873 168a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K8

### **Amenities**

Amenities	Deck, Wet Bar
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
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 4th, 2025 at 2:32am MDT