

\$419,998 - 6525 167b Avenue, Edmonton

MLS® #E4451251

\$419,998

3 Bedroom, 2.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

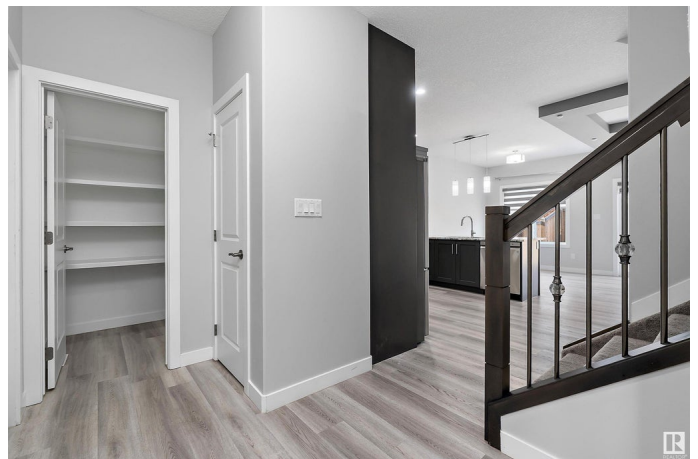
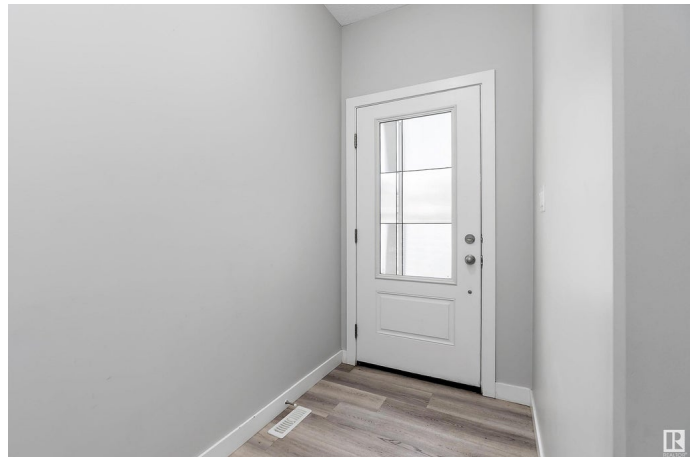
WOW! Contemporary style meets everyday function in this upgraded 3 bed, 2.5 bath half duplex in McConachie. Offering 1,508 sq ft above grade, this 2020-built home features full-height charcoal cabinets, granite counters, subway tile backsplash, & a walk-through pantry that connects directly to the garage mudroom. The open-concept main floor includes wide vinyl plank flooring, coffered ceiling details, large windows, & a sleek electric fireplace. Upstairs offers a spacious primary bedroom with walk-in closet & 3-pc ensuite, two additional bedrooms, a 4-piece bath, & upper floor laundry for added convenience. The fully fenced backyard includes a sunny rear deck with a BBQ gas hookup—perfect for summer entertaining or evening relaxation. Single attached garage & an unspoiled basement with plumbing rough-ins ready for future development. Located on a quiet street near schools, parks, trails, & public transit. Clean, stylish, & move-in ready—this home is a standout. Shows a 10/10! IMMEDIATE POSSESSION! Hurry!

Built in 2020

Essential Information

MLS® # E4451251

Price \$419,998



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6525 167b Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3X8

Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot, See Remarks
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	August 5th, 2025
Days on Market	7
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 August 12th, 2025 at 7:48am MDT