

## \$440,000 - 6014 171 Avenue, Edmonton

MLS® #E4455867

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

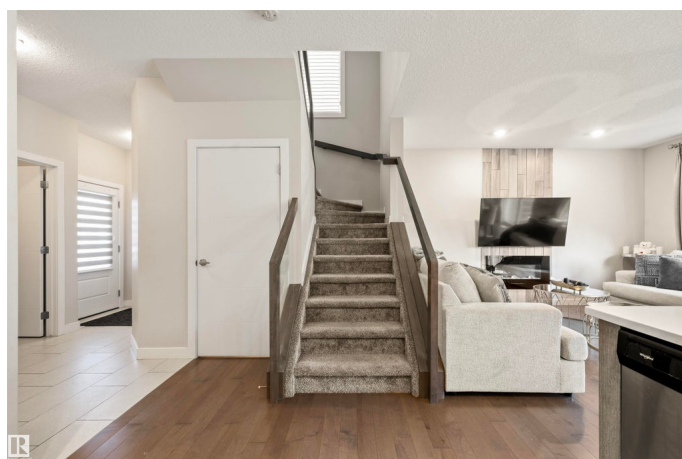
McConachie Area, Edmonton, AB

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                4

Zoning                            Zone 03

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Listing information last updated on September 6th, 2025 at 11:17pm MDT