

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          |

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Listing information last updated on April 3rd, 2025 at 11:02pm MDT