

## \$648,888 - 5634 175a Avenue, Edmonton

MLS® #E4444832

**\$648,888**

4 Bedroom, 3.50 Bathroom, 2,442 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Located in the family-friendly community of Klarvatten, this beautifully appointed 2-storey home offers style, space & thoughtful design throughout. The main floor features durable vinyl plank flooring, a cozy gas fireplace, a spacious dining area, & a cookâ€™s dream kitchen with rich dark cabinetry, granite countertops throughout, a striking white island with built-in wine fridge, stainless steel appliances including a gas cooktop, & a backsplash that adds a sophisticated touch. Upstairs, enjoy a functional layout with a generous family room, full bath, laundry room, home office, & three spacious bedrooms including a serene primary suite with large windows, walk-in closet & a spa-like ensuite with soaker tub & separate shower. The fully finished basement extends your living space with a sprawling rec room, fourth bedroom, full bath & abundant storage. Surrounded by parks, walking trails, lakes, shopping, schools & quick access to Anthony Henday, this home delivers everyday comfort & convenience.

Built in 2013

### Essential Information

MLS® # E4444832

Price \$648,888

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,442
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5634 175a Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0T7

### Amenities

Amenities	Deck, Hot Tub, Patio
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belvedere/Christ the King
Middle	Steele Hts/Christ the King
High	ME Lazerte/Arch O'Leary

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	3
Zoning	Zone 03

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Listing information last updated on June 30th, 2025 at 1:18pm MDT