

## \$649,888 - 5740 175b Avenue, Edmonton

MLS® #E4453071

**\$649,888**

5 Bedroom, 3.50 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

AT LAST...a home that has it all. Superb in design, character, & a whole lot of fun! This exceptional property features 5 spacious bedrooms, bonus room, & a den/flex room, perfect for families of all sizes. The fully finished basement and two separate laundry areas add convenience for busy households. The inviting main floor highlights blankets of large windows that feature smart PowerView Hunter Douglas electric shades. Each bedroom is equipped with blackout blinds for restful nights. The garage boasts epoxy flooring, a heater, & A/C, along with plumbing for a dog bowl filler & a dedicated dog run with an isolated gate. Enjoy outdoor living on the stunning three-season deck, featuring a countertop, TV insert, fridge rough-in, and retractable blinds. The wrap-around stamped concrete patio is perfect for gatherings. With a comprehensive security system, Wi-Fi keypad locks, smart technology including automated blinds & Nest thermostats. This place feels like home; custom built for the love of family.

Built in 2021

### Essential Information

MLS® # E4453071

Price \$649,888

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,090                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5740 175b Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5W 3V6          |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Hot Water Tankless, No Smoking Home, Television Connection, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached, Heated, Insulated                                                                                                          |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Natural Gas                                                                                                                                  |
| Fireplaces        | Vent Free                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 9                 |
| 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 23rd, 2025 at 9:47pm MDT