

## \$569,000 - 6076 180 Avenue, Edmonton

MLS® #E4458191

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Built in 2020, this gorgeous modern two-storey combines style and comfort. The grey exterior with stone columns and landscaped yard complete with hydrangeas sets the tone.

Inside, 9' ceilings, stunning luxury vinyl plank flooring, quartz counters throughout, white finishes with sleek black hardware all create a stunning, timeless look. The gourmet kitchen offers a massive wood-toned island, stainless appliances, dining area, and walk-through pantry, flowing into the living room with a feature floor to ceiling tiled fireplace. A soaring open-to-below entry and wood railings add further charm. Upstairs are three bedrooms plus a bonus room over the garage. The primary suite has a walk-in closet, stand-alone tub, glass shower, and double vanity. Outside, enjoy sunsets and wildlife with no back neighbours, plus a deck with gas line for BBQs. The basement awaits your touch with electrical in place. Complete with air conditioning, HRV system, custom window coverings and double attached garage.

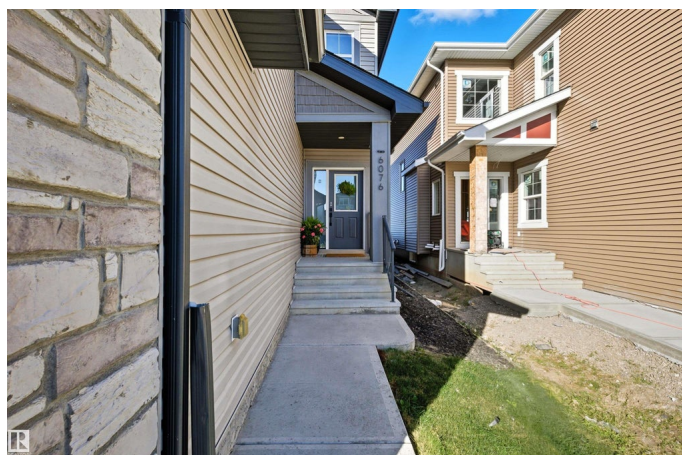
Built in 2020

### Essential Information

MLS® # E4458191

Price \$569,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,927                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6076 180 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X1         |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                   |
| Parking        | Double Garage Attached                                                                                                              |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                         |
| 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 |
| 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    | September 17th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 10th, 2025 at 4:02am MDT