

# **\$609,888 - 5816 168 Avenue, Edmonton**

MLS® #E4432544

**\$609,888**

3 Bedroom, 2.50 Bathroom, 2,001 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this fascinating original-owner home in the desirable neighbourhood of McConachie! This charming 2-storey home in a CUL DE SAC features 3 bedrooms, 2.5 baths and sits on an exceptionally LARGE LOT (608 square meters!), offering plenty of space for outdoor enjoyment and RV PARKING through the back gate. Inside provides a bright and spacious layout, perfect for families. The beautifully UPGRADED KITCHEN is ready for cooking and entertaining, complete with a LARGE ISLAND and ample counter and storage space. Upstairs BONUS ROOM is spacious and welcomes plenty of light. The unfinished basement is a blank canvas, ready for your personal touch. The double car garage provides ample parking and storage. FURNACE & HOT WATER TANK REPLACED in October 2023. MOST APPLIANCES have been REPLACED as well. Conveniently located close to schools, shopping, parks, and public transit, this home is perfect for those looking for comfort and convenience. Donâ€™t miss this fantastic opportunity!



Built in 2010

## **Essential Information**

MLS® #	E4432544
Price	\$609,888

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5816 168 Avenue
Area	Edmonton
Subdivision	McConachie Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0K6

### Amenities

Amenities	Deck, R.V. Storage
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Zone 03

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Listing information last updated on May 1st, 2025 at 9:17pm MDT