

## \$775,000 - 6222 172a Avenue, Edmonton

MLS® #E4458690

**\$775,000**

6 Bedroom, 5.00 Bathroom, 2,170 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Experience refined living in this elegant 2-storey, offering 6 beds & 5 baths incl. a fully finished legal basement suite for a total AG/BG area of approx 3,176 sq ft! Perfectly positioned on a quiet cul-de-sac and backing onto park, this residence combines prestige & lifestyle. Step through the grand open-to-below foyer into a sunlit main floor featuring a designer kitchen w/ quartz counters, custom cabinetry & premium SS appliances â€” ideal for entertaining. A main-flr bed & full bath provide versatility for guests or multi-gen living. Upstairs, indulge in the primary retreat w/ spa-inspired ensuite & walk-in closet, plus 2 addâ€™™l beds, full baths & a bonus room! The legal suite offers 2 beds, 2nd kitchen, living area, laundry & bath â€” perfect for income or extended family. Finished w/ an oversized dbl-attached garage & landscaped yard w/ panoramic park views, all near schools, trails & amenities. Where luxury, space, and location meet, all this McConachie DREAM HOME needs is YOU!

Built in 2021

### Essential Information

MLS® # E4458690

Price \$775,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,170                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6222 172a Avenue |
| Area        | Edmonton         |
| Subdivision | McConachie Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3V5          |

### Amenities

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                                                                                                               |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Stove-Electric, Stove-Gas, Vacuum Systems, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 8th, 2025 at 8:32pm MDT