

# \$625,550 - 5816 168 Avenue, Edmonton

MLS® #E4424451

**\$625,550**

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

McConachie Area, Edmonton, AB

Welcome to this well-maintained original-owner home in the desirable McConachie neighborhood! This charming two-storey home features 3 bedrooms, 2.5 baths, and sits on an exceptionally large lot (608 square meters!), offering plenty of space for outdoor enjoyment. 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. The unfinished basement is a blank canvas, ready for your personal touch. A 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® #     | E4424451  |
| Price      | \$625,550 |
| 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 | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas |
| 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   |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Soraya Hafez   |
| Middle     | Steele Heights |
| High       | M.E. Lazerte   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 03         |

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Listing information last updated on April 18th, 2025 at 12:17am MDT