

Courtesy Of Jennifer L Davis Of RE/MAX PREFERRED CHOICE

\$625,000 - 5740 175b Avenue, Edmonton

MLS® #E4453071

\$625,000

5 Bedroom, 3.50 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

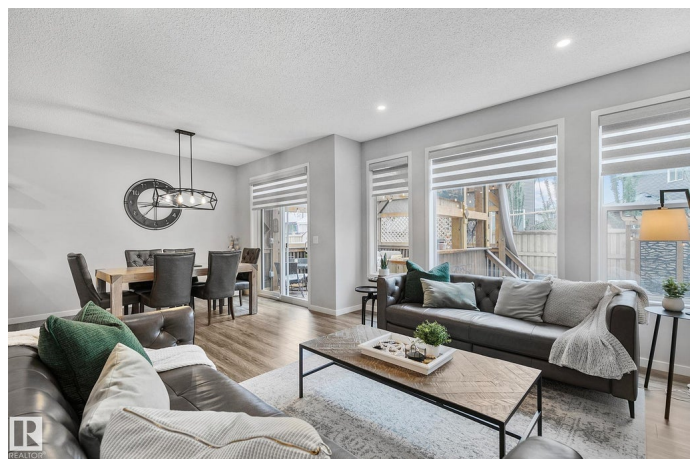
McConachie Area, Edmonton, AB

Freshly priced to sell! 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	\$625,000
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	35
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 September 19th, 2025 at 3:02am MDT