

\$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!

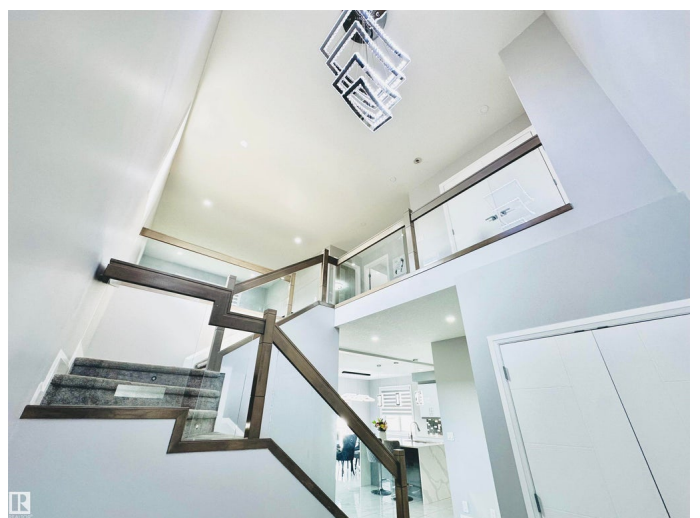
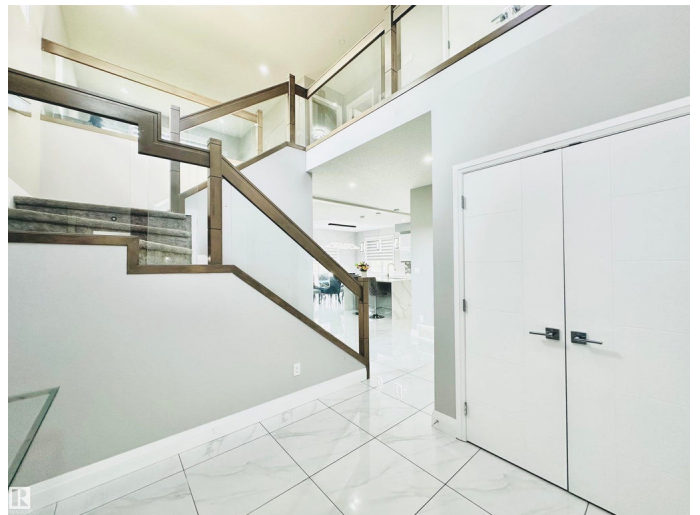
Built in 2021

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	26
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 October 15th, 2025 at 1:17am MDT