

## \$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€™™ 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!

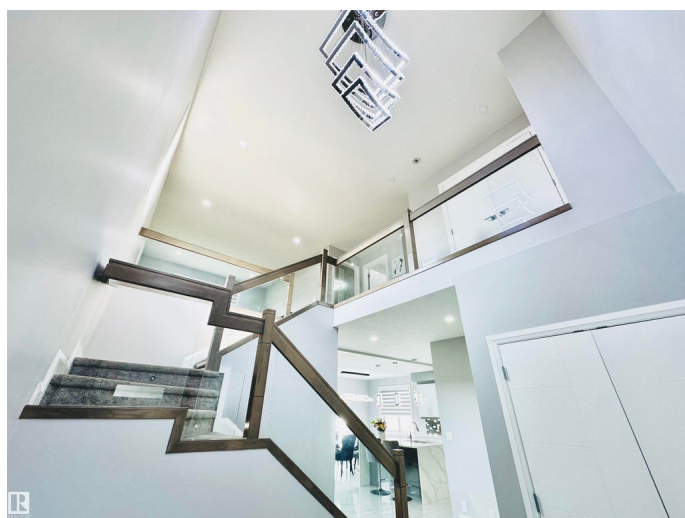
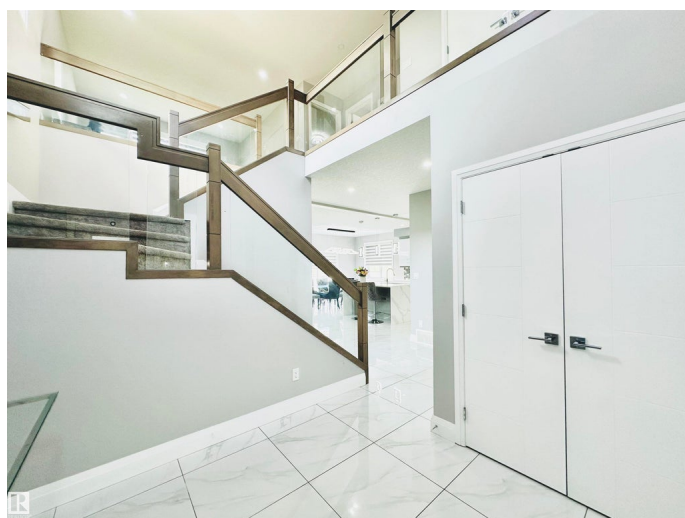
Built in 2021

### 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	3
Zoning	Zone 03

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Listing information last updated on September 22nd, 2025 at 3:02am MDT