

## \$520,000 - 8419 6 Avenue, Edmonton

MLS® #E4433410

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

**FORMER SHOW HOME!** Over 2200 sq ft of living space in this beautiful well kept bi-level. Huge windows, skylight and incredible vaulted ceilings create an open and inviting home. The kitchen has a huge island with lots of floor space and a generous pantry. The open design of the formal dining room enhances the show-stopping look of this home! The primary bedroom has a walk in closet and 4 piece ensuite with a soaker tub. The lower level can be accessed by both ends of the home, is fully developed with in-floor heating for its large rec room, bedroom and 3 piece bathroom. Step outside onto a comfortable 2-tiered cedar deck with built in seating, landscaped yard including perennials plus back alley access. Walk across the street to the walking trail system along the waterway! Ideal location for any family!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433410  |
| Price          | \$520,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,332     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 8419 6 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1J7       |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | None                                                                                                                                                |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Back Lane, Creek, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

Date Listed April 30th, 2025

Days on Market 1

Zoning Zone 53

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Listing information last updated on May 1st, 2025 at 4:47am MDT