

# **\$619,900 - 6414 28 Avenue, Edmonton**

MLS® #E4429811

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

A stunning open-to-below home! Located on a regular 24' lot. Built with a flex room on the main floor, spacious living room, dinette, and L-shaped kitchen at the back with a corner pantry, and 41" soft close upper cabinets. The entire house was widened by 2 ft! Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Lorex video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Spindle railing on the stairs and upper hall to create an open feel from main floor to upper level. Side entry is added for future development, the basement ceilings are upgraded to 9'. Built with a 5-piece ensuite with upgraded walk-in shower, dual sinks and a soaker tub! Extra windows were added on both sides of the house. Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. Cozy up by 50" Linear Ortech LED electric fireplace.

Built in 2025

## **Essential Information**

MLS® #	E4429811
Price	\$619,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,235
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6414 28 Avenue
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                24

Zoning                            Zone 53

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