

## \$749,000 - 4104 6 Avenue, Edmonton

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MLS® #E4437499

**\$749,000**

6 Bedroom, 3.50 Bathroom, 2,449 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully upgraded home in the community of Charlesworth. Built by Dolce Vita, this property offers the best of both worlds – the quality of new construction with the added value of thoughtful upgrades already complete. Landscaping, fencing, window coverings, and premium appliances are all in place, so you can settle in right away. The main floor impresses with a chef-inspired kitchen featuring a large peninsula, gas range, built-in microwave, and six deep pot drawers for effortless organization. A walk-through pantry connects to a spacious mudroom for everyday convenience. You'll also enjoy a formal dining area and a cozy living room with a stylish fireplace – perfect for entertaining or relaxing evenings at home. Upstairs, discover four generously sized bedrooms, including a luxurious primary suite that serves as your private retreat. The spa-like 5-piece ensuite offers a large shower, a soaker tub, and a unique two-sided fireplace shared with the bedroom.

Built in 2017

### Essential Information

MLS® # E4437499

Price \$749,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,449                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 4104 6 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2J1       |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached                               |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Brick, Vinyl               |
| Exterior Features | Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 53        |



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Listing information last updated on June 17th, 2025 at 9:17am MDT