

Courtesy Of Jesse D Maclean Of Century 21 Masters

## \$619,500 - 8214 6 Avenue, Edmonton

MLS® #E4437980

**\$619,500**

3 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Here's the one you've been waiting for! This 2 storey walkout has been impeccably maintained by the same owners for the last 16 years. Main floor offers an open foyer with plenty of closet space. Open concept kitchen with a large island, a plethora of cabinetry, stone countertops and SS appliances. Living area is complete with a gas fireplace and the large dining area offers an abundance of natural light leading to your maintenance free deck overlooking the pond and green space. Upper level boasts a large bonus room with 10' ceilings, primary bedroom with large 4pc ensuite and WIC, 2 additional bedrooms, main bath and a linen closet. Fully finished basement offers an open floor plan complete with another full bathroom living area and kitchenette. There's ample space to add a 4th bedroom. Beautifully landscaped yard is great for family gatherings and quiet nights around the fire. Many updates over the years including A/C, Bosch DW, Roof (2022), Electrolux W/D c/W pedestals and much more. WELCOME HOME!!!

Built in 2005

### Essential Information

MLS® # E4437980

Price \$619,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,862                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 8214 6 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1L6       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Walkout Basement |
| Parking   | Double Garage Attached                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Backs Onto Park/Trees, Fenced |
| Roof              | Asphalt Shingles              |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 53        |

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Listing information last updated on June 8th, 2025 at 2:32am MDT