

## \$508,000 - 8419 6 Avenue, Edmonton

MLS® #E4433410

**\$508,000**

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! Motivated Sellers!

Built in 2004

### Essential Information

MLS® #	E4433410
Price	\$508,000
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 1J1

### **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 13

Zoning Zone 53

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