

\$825,000 - 10804 6 Avenue, Edmonton

MLS® #E4439128

\$825,000

6 Bedroom, 4.00 Bathroom, 2,813 sqft

Single Family on 0.00 Acres

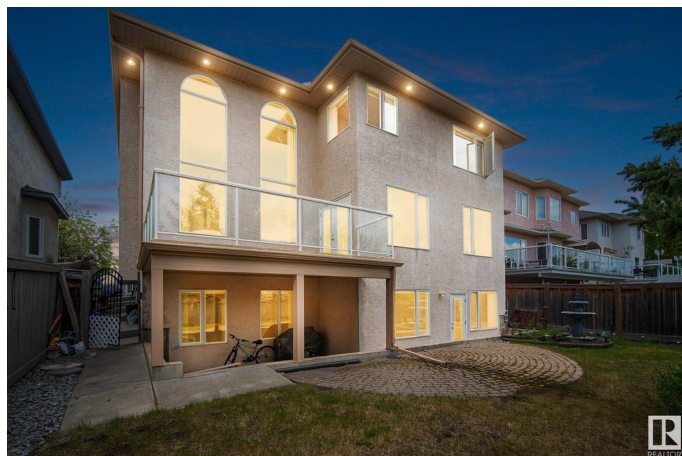
Richford, Edmonton, AB

This grand custom-built 6 bed, 4 bath walkout in Richford is perfect for large families or those who love to host. Soaring 20'™ ceilings & oak h/w floors span both main & upper levels—no carpet. A stunning dbl-sided stone f/p connects 2 elegant family rms. The gourmet kitchen offers granite counters, s/s appls, a lg island w/ breakfast bar, walk-through pantry, sunny nook, & formal dining w/ coffered ceiling & oak posts. Main flr has a bed/den & 4pc bath. Upstairs features a luxurious primary suite w/ 5pc spa-style ensuite incl. jetted tub & W/I closet, plus 2 more beds & full bath. The grand oak staircase, custom oak cabinetry, & extensive millwork showcase quality throughout. The walkout bsmt includes in-floor heat, wet bar, gas f/p, 2 beds, 4pc bath & storage. Quiet street mins to Henday, QE2 & amenities. A home where elegance, space & warmth come together—perfect for your next chapter. Some photos are virtually staged.

Built in 2005

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439128 |
| Price | \$825,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |



| | |
|----------------|------------------------|
| Full Baths | 4 |
| Square Footage | 2,813 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 10804 6 Avenue |
| Area | Edmonton |
| Subdivision | Richford |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1G3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Recreation Room/Centre, Vaulted Ceiling, Walkout Basement, Wet Bar |
| Parking Spaces | 6 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation | Slab |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 55 |
| HOA Fees | 200 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 1st, 2025 at 4:32am MDT