

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	30
Zoning	Zone 53

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