

## \$614,900 - 6415 27 Avenue, Edmonton

MLS® #E4456317

**\$614,900**

3 Bedroom, 2.50 Bathroom, 1,885 sqft

Single Family on 0.00 Acres

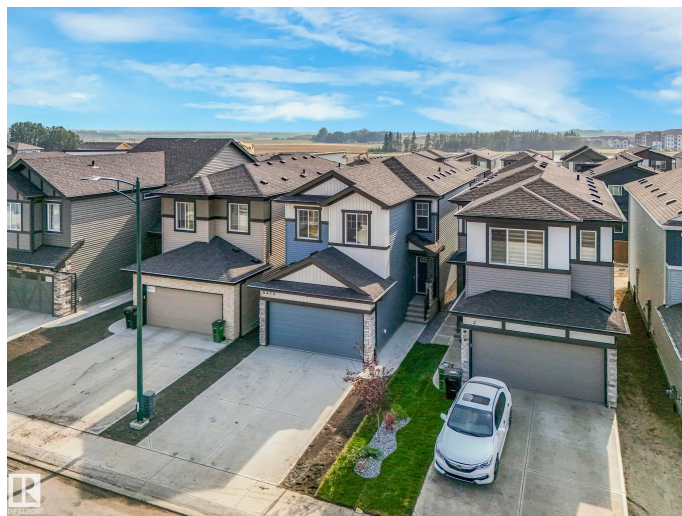
Mattson, Edmonton, AB

LESS THAN A YEAR OLD 2 STOREY BUILT BY SAN RUFO HOMES ,ALL APPLIANCE LESS THAN A YEAR OLD INCLUDING ALL WINDOW COVERINGS .BEAUTIFULLY UPGRADED WITH QUARTZ COUNTER TOPS,DESIGNER LIGHTING,HIGH END FLOORING AND QUALITY CABINETRY THROUGH OUT..HAS HUGE WINDOWS FLOODING THE HOME WITH NATURAL LIGHT.THE UPPER LEVEL HAS A SPACIOUS BONUS ROOM,3 BEDROOMS,LAUNDRY ROOM,PRIMARY ROOM HAS A 5 PIECE ENSUITE.THE BASEMENT HAS A SEPARATE SIDE ENTRANCE WHICH OPENS UP SOME FUTURE DEVELOPMENT.ALSO WILL BE FULLY LANDSCAPE AND FENCED .IMMEDIATE POSSESSION & QUIET LOCATION.CLOSE TO ALL FOR YOUR SHOPPING NEEDS.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456317  |
| Price      | \$614,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,885                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6415 27 Avenue |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 3G5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| 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, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 9

Zoning Zone 53

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Listing information last updated on September 14th, 2025 at 8:17am MDT