# \$859,900 - 10828 6 Avenue, Edmonton

MLS® #E4428845

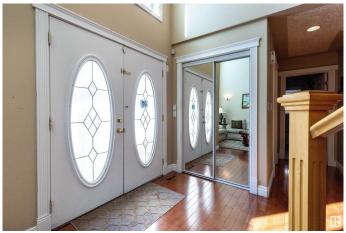
### \$859.900

4 Bedroom, 4.00 Bathroom, 2,827 sqft Single Family on 0.00 Acres

Richford, Edmonton, AB

Awesome 2-storey WALK-OUT located in the sought after area of Royal Gardens in Blackmud Creek with UPGRADES GALORE!! Just under 4200sq ft of spacious living has 4 bedrooms upstairs and 4 full bathrooms. Large entry features 20ft ceilings which leads to formal living and dining room areas. Beautifully renovated kitchen with all new extended kitchen cabinets, granite, tile backsplash, large island, B/I pantry, pot lights and all upgraded SS Viking and Miele appliances. Good size breakfast nook leads to a newer deck w/composite boards, new railings, gas lines, gazebo and extra wide staircase. Main floor den(which can easily be used as a bedroom) along with main floor laundry and full bathroom. Newer hardwood, carpet, furnaces and HWT. 2 A/C units. Large MB with a walk-in closet and 5pce ensuite w/heated floors. Fully finished basement with kitchen, theatre room(which can be converted back to a bedroom), exercise room and family room. O/S double garage. Steps to walking trails and ravine! Truly a great home!







Built in 2002

## **Essential Information**

MLS® # E4428845 Price \$859,900 Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,827

Acres 0.00

Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 10828 6 Avenue

Area Edmonton
Subdivision Richford
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1G3

#### **Amenities**

Amenities Air Conditioner, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings,

Wine/Beverage Cooler, Refrigerators-Two, Projector

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic

Area, Playground Nearby, Private Setting, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 24

Zoning Zone 55

HOA Fees 350

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 1:47pm MDT