

\$874,900 - 10828 6 Avenue, Edmonton

MLS® #E4428845

\$874,900

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, 2 furnaces(2yrs old), HWT(3yrs old) and 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!

Built in 2002

Essential Information

MLS® # E4428845

Price \$874,900



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	9
Zoning	Zone 55
HOA Fees	350
HOA Fees Freq.	Annually

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