

## **\$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	8
Zoning	Zone 55
HOA Fees	350
HOA Fees Freq.	Annually

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