

\$359,900 - 6228 13 Avenue, Edmonton

MLS® #E4452491

\$359,900

3 Bedroom, 2.50 Bathroom, 1,166 sqft
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Nestled in the family-friendly community of Sakaw, this well-maintained bi-level offers 3 bedrooms, 2.5 baths, and over 1,160 sq. ft. of living space. The partly finished basement adds a 3rd bedroom, 3-piece bath, and includes an almost-complete 4th bedroom that just awaits your final touches. Updates include a newer furnace (2021) and hot water tank (2022). Enjoy a generous yard, double detached garage with built-in shelving, with a prime location close to parks, schools, and amenities. This property offers plenty of room to grow “inside and out!”

Built in 1979

Essential Information

MLS® #	E4452491
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status Active

Community Information

Address 6228 13 Avenue
Area Edmonton
Subdivision Sakaw
City Edmonton
County ALBERTA
Province AB
Postal Code T6L 2E6

Amenities

Amenities See Remarks
Parking Double Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,
Window Coverings
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Wood, Brick, Vinyl
Exterior Features Landscaped, No Back Lane, Park/Reserve, Schools, See Remarks
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

School Information

Elementary St. Richards & Sakaw 1-6

Additional Information

Date Listed August 12th, 2025
Days on Market 4
Zoning Zone 29

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 August 15th, 2025 at 9:31pm MDT