

## **\$614,888 - 8214 6 Avenue, Edmonton**

MLS® #E4452648

**\$614,888**

3 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

WALKOUT BASEMENT/BACKING ONTO GREENSPACE. Immaculately kept & loved 2 storey family home with an incredibly tranquil setting. The main floor open concept environment features hardwood floors, kitchen with beautiful cabinetry, 2-tiered island, breakfast bar & dining space, a mantled fireplace with niched feature wall, 2 piece powder room & convenient main floor laundry. Step out onto the upper deck from the dining room for pristine views during family BBQs. Upper level sports 3 bedrooms with a 4 piece ensuite in the primary bedroom & 4-piece main bath. Cozy bonus room with 2nd fireplace is perfect at the end of the day. The walkout basement features a recroom/2nd family room, wet bar, den & 3 piece bathroom. A covered patio leads to a fully fenced & landscaped backyard with a dedicated paved fire pit area. Complete with A/C, att/vacuum system, all appliances & window coverings. Located near Ellerslie Playground & Splash Park & walking paths nearby. Live with serenity in this wonderful Family Home.

Built in 2005

### **Essential Information**

MLS® # E4452648

Price \$614,888



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8214 6 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1L6

### Amenities

Amenities	Air Conditioner, Deck, Patio, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Father Michael Mireau
Middle	Father Michael Mireau

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	Zone 53

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 August 14th, 2025 at 3:47am MDT