

# \$799,000 - 6224 29 Ave Sw, Edmonton

MLS® #E4453516

**\$799,000**

5 Bedroom, 3.00 Bathroom, 2,510 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Welcome to this stunning custom-built home in the desirable community of Mattson Perch, situated on a regular 28â€™™ pocket lot with additional side windows that bring in abundant natural light. Offering 5 spacious bedrooms and 3 full bathrooms, including a main floor bedroom and bath, this home is thoughtfully designed for comfort and functionality. The main level features a beautifully finished open-concept layout with a fully custom kitchen, a convenient spice kitchen, and an impressive open-to-below living area that creates a bright and airy atmosphere. Each bedroom includes its own custom closet, adding to the homeâ€™™s appeal. Enjoy the convenience of backing directly onto a park with a private deck, perfect for outdoor living, while being within walking distance to amenities and providing easy access to major highways.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453516  |
| Price          | \$799,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,510     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6224 29 Ave Sw |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 3J2        |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Airport Nearby, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 18                |

## Zoning

## Zone 53

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Listing information last updated on September 4th, 2025 at 10:17pm MDT