

## \$624,900 - 5927 6 Avenue, Edmonton

MLS® #E4460550

**\$624,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Backing onto a peaceful WALKING TRAIL, this stunning 2010 Landmark built home blends style, comfort & functionality w/over 2000 sqft of living space. Inside, soaring 9ft ceilings, herringbone LUXURY vinyl plank, & GRANITE counters set the tone. The chef's kitchen w/plenty of prep space, storage & upgraded appliances, opens to a BRIGHT living area w/stone facing GAS fireplace & dining rm overlooking the yard. Upstairs find 3 bedrms, including a primary suite w/spa-like corner tub, abundant counter space & a WIC, plus 2 well sized rms, full bath & spacious bonus rm. The fully finished basement impresses w/a wet bar, 2nd GAS fireplace, large rec rm, 4th bedrm & full bath, ideal for the growing family or entertaining. Outside, enjoy a STAMPED CONCRETE rear deck & spacious yard w/shed. With 4 bedrooms, 3.5 baths, & thoughtful upgrades like AC & tankless HWT, this home truly has it all. Located in Charlesworth, minutes to schools, shopping, & every amenities - your perfect blend of luxury & convenience awaits.

Built in 2010

### Essential Information

MLS® # E4460550

Price \$624,900



Lease Rate	\$11
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5927 6 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0G4

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, Smart/Program. Thermostat, Wet Bar, See Remarks, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                October 2nd, 2025

Days on Market        2

Zoning                      Zone 53

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