# \$799,900 - 10828 6 Avenue, Edmonton

MLS® #E4433326

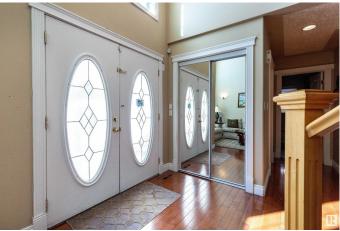
#### \$799,900

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, furnaces and HWT. 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! Truly a great home!







Built in 2002

#### **Essential Information**

| MLS® # | E4433326  |
|--------|-----------|
| Price  | \$799,900 |

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,827                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Туре           | 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,<br>Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas,<br>Vacuum System Attachments, Washer, Window Coverings,<br>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<br>Area, Playground Nearby, Private Setting, Public Swimming Pool, Public<br>Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

| Date Listed    | April 29th, 2025 |
|----------------|------------------|
| Days on Market | 49               |
| Zoning         | Zone 55          |
| HOA Fees       | 350              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 17th, 2025 at 7:32pm MDT