



## Edmonton Alberta

\$634,900

Welcome to 4004 6 Ave SW -- a stunning, move-in-ready home that perfectly blends modern elegance and functional design. The chef's kitchen features sleek stainless steel appliances, a grand island with seating and ample storage, quartz countertops, a large walk-in pantry, and a statement light fixture that elevates the dining space. The inviting living room offers a striking fireplace and elegant wide-plank flooring, creating a seamless flow for both everyday living and entertaining. Upstairs you'll find a bonus room, convenient laundry, and three spacious bedrooms, including a serene primary retreat. The finished lower level adds flexible space for a home office, guest room, or media area, plus a full bath. With stylish finishes, upgraded bathrooms, and high-end details throughout, this home offers comfort without compromise. Step outside to a spacious deck with a fun slide overlooking a beautifully landscaped, low-maintenance yard--perfect for relaxing or play. (id:6769)

Family room 3.69 x 3.78

Recreation room 6.65 x 3.94

Storage 2.69 x 3.34

Living room 4.06 x 4.25

Dining room 2.93 x 3.71

Kitchen 4.53 x 5.12

Mud room 1.79 x 1.79

Pantry 2.43 x 1.52

Primary Bedroom 4.11 x 4.22

Bedroom 2 4.75 x 3.20

Bedroom 3 3.99 x 4.17

Bonus Room 4.03 x 5.14

Laundry room 2.20 x 2.00

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.carlsonrealestategroup.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.