



## 6216 11 Avenue Edmonton AB

\$474,500

Welcome to this unique 4 bed, 2 1/2 bath 2,800 sq. ft. 2-storey family home. The spacious main level offers VAULTED CEILINGS, HARDWOOD FLOORS, a double-sided gas fireplace and plenty of windows. The open-design kitchen provides ample cabinetry a dining nook and an adjoining family room featuring a wood-burning fireplace. The MAIN LEVEL MUD/LAUNDRY ROOM boasts abundant cabinetry for storage and a convenient powder room for guests. Upstairs has a loft area, 4 bedrooms and a main bath with SAUNA. The primary suite features a 3-pc ensuite and an additional room perfect for a HOME OFFICE or massive walk-in closet! Situated on a GENEROUS PIE-SHAPED LOT at the end of a private cul-de-sac, this home offers privacy. Enjoy sunny mornings and outdoor entertaining in the east-facing backyard, perfect for summer barbecues and relaxation. NEW PAINT, CARPETS, BLINDS, WOOD-BURNING FIREPLACE, STOVE, DISHWASHER, WASHER/DRYER, HWT, SUMP PUMP, ROOF, FENCE, RETAINING WALL, YARDS REGRADED YARDS, and NEW WINDOW WELLS!

Listing Presented By:



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