# \$859,900 - 10828 6 Avenue, Edmonton

MLS® #E4428845

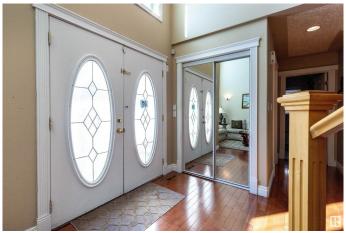
### \$859.900

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® # E4428845 Price \$859,900 Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,827

Acres 0.00

Year Built 2002

Type 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,

Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings,

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

Area, Playground Nearby, Private Setting, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 25

Zoning Zone 55

HOA Fees 350

HOA Fees Freq. Annually

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Listing information last updated on April 28th, 2025 at 3:47am MDT