# \$1,187,000 - 6303 109b Avenue, Edmonton

MLS® #E4439113

#### \$1,187,000

4 Bedroom, 3.50 Bathroom, 2,306 sqft Single Family on 0.00 Acres

Capilano, Edmonton, AB

Brand New Home in Capilano â€" Don't miss this rare opportunity to own a new 2306 sq foot home on a 33.5' wide lot facing a gorgeous green space in Capilano, one of Edmonton's top mature communities. Steps from Suzuki Charter School, ski trails, bike paths, and off-leash parks, this location supports an active lifestyle. Inside, a split-level foyer welcomes you into a modern, organic design featuring a large main floor office, reading nook, open riser stairs, and arched openings. The chef's kitchen boasts an oversized range, quartz counters, a full slab backsplash, and custom cabinetry. While large Lux windows fill the home with natural light from the south facing back yard. Enjoy open-concept living and a spa-like ensuite for daily comfort and retreat. There's still time to customize finishesâ€"construction is underway with completion set for Summer 2026.



#### **Essential Information**

MLS® # E4439113 Price \$1,187,000

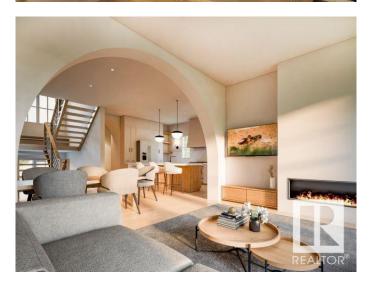
Bedrooms 4

Bathrooms 3.50

Full Baths 3







Half Baths 1

Square Footage 2,306 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6303 109b Avenue

Area Edmonton
Subdivision Capilano
City Edmonton
County ALBERTA

Province AB

Postal Code T6A 1S7

## **Amenities**

Amenities See Remarks

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl, Hardie Board Siding

Exterior Features Fenced, Paved Lane, Playground Nearby, Public Swimming Pool, Public

Transportation, Ravine View, River Valley View, River View, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

## **School Information**

Elementary Gold Bar Middle Hardisty High McNally

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 66

Zoning Zone 19

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