# \$614,888 - 8214 6 Avenue, Edmonton

MLS® #E4452648

### \$614,888

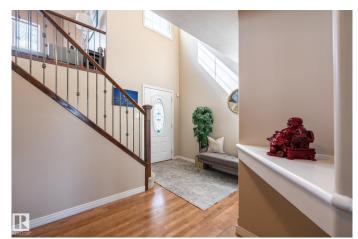
3 Bedroom, 3.50 Bathroom, 1,862 sqft Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

WALKOUT BASEMENT/BACKING ONTO GREENSPACE. Immaculately kept & loved 2 storey family home with an incredibly tranquil setting. The main floor open concept environment features hardwood floors, kitchen with beautiful cabinetry, 2-tiered island, breakfast bar & dining space, a mantled fireplace with niched feature wall, 2 piece powder room & convenient main floor laundry. Step out onto the upper deck from the dining room for pristine views during family BBQs. Upper level sports 3 bedrooms with a 4 piece ensuite in the primary bedroom & 4-piece main bath. Cozy bonus room with 2nd fireplace is perfect at the end of the day. The walkout basement features a recroom/2nd family room. wet bar, den & 3 piece bathroom. A covered patio leads to a fully fenced & landscaped backyard with a dedicated paved fire pit area. Complete with A/C, att/vacuum system, all appliances & window coverings. Located near Ellerslie Playground & Splash Park & walking paths nearby. Live with serenity in this wonderful Family Home.







Built in 2005

## **Essential Information**

MLS® # E4452648 Price \$614,888 Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,862

Acres 0.00

Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 8214 6 Avenue

Area Edmonton

Subdivision Ellerslie

City Edmonton

County ALBERTA

Province AB

Postal Code T6X 1L6

#### **Amenities**

Amenities Air Conditioner, Deck, Patio, Walkout Basement, Natural Gas BBQ

Hookup

Parking Spaces 4

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Father Michael Mireau Middle Father Michael Mireau

## **Additional Information**

Date Listed August 13th, 2025

Days on Market 64

Zoning Zone 53

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Listing information last updated on October 16th, 2025 at 2:17pm MDT