# \$570,900 - 6217 13 Avenue, Edmonton

MLS® #E4437070

#### \$570,900

5 Bedroom, 3.00 Bathroom, 1,957 sqft Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Look no further- this home has it all! Featuring a spacious formal living area and cozy family room, it's perfect for making lasting memories. Enjoy the huge deck and oversized lot, ideal for hosting large gatherings or even outdoor weddings on beautiful days. Located in a quiet cul-de-sac in a sought-after neighborhood, this home offers 5 generously sized bedrooms to accommodate everyone. The basement is ready for your personal touch or can be used as-is, with a large crawl space great for storage or imaginative play areas. The house is close to schools, highways, and all amenities. Smoke-free, pet-free home.



#### **Essential Information**

MLS® # E4437070 Price \$570,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,957
Acres 0.00
Year Built 1990

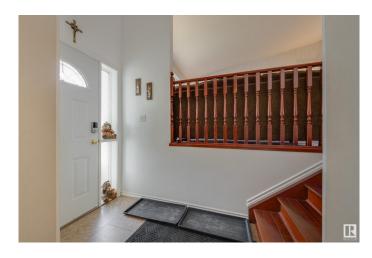
Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split







Status Active

## **Community Information**

Address 6217 13 Avenue

Area Edmonton

Subdivision Sakaw

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 2E5

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking

Home

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Landscaped, Schools, Shopping Nearby

Roof Vinyl Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

### Additional Information

Date Listed May 16th, 2025

Days on Market 51

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®, Multiple Listing Service®)
Listing information last updated on July 6th, 2025 at 1:17pm MDT