

## \$475,000 - 6108 84 Avenue, Edmonton

MLS® #E4460413

**\$475,000**

4 Bedroom, 2.00 Bathroom, 978 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

A maintenance-free dream just down the street from Kenilworth Field! This immaculately kept bungalow is brimming with mindful, quality upgrades. Picture peaceful mornings on a quiet street - relaxing on the south facing porch or enjoying the expansive gardens, starring custom raised beds & established perennial fruits (saskatoon, apple, cherry, raspberry & rhubarb)! 3+1 bedrooms, an open floor plan & cozy rec room ft a gas fireplace & built-ins all strike the perfect balance of space for a growing family or single floor living to age in place. Updates include: triple-paned windows throughout, added wall & attic insulation, Interlock Metal Roofing on both the house & oversized, heated double garage, leaf guards, fencing + back gate for RV parking, paver patio, hardwood & slate tiles, bright new kitchen & accessible 4pc main bath with another full bath in the basement. Ready for quick possession, your new home awaits - minutes to schools, shopping & amenities, public transport & famous YEG festival grounds!

Built in 1965

### Essential Information

MLS® # E4460413

Price \$475,000



Lease Rate	\$15
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6108 84 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0H5

### Amenities

Amenities	Deck, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Vinyl Windows, Wall Unit-Built-In, See Remarks
Parking	Double Garage Detached, Heated, Over Sized, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Waverly/St. Brendan
Middle	Kenilworth/St. Brendan
High	McNally/Austin Oâ€™Brien

**Additional Information**

Date Listed	October 2nd, 2025
Zoning	Zone 18

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