

## \$624,900 - 5927 6 Avenue, Edmonton

MLS® #E4460550

**\$624,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Backing onto a peaceful WALKING TRAIL, this stunning 2010 Landmark built home blends style, comfort & functionality w/over 2000 sqft of living space. Inside, soaring 9ft ceilings, herringbone LUXURY vinyl plank, & GRANITE counters set the tone. The chef's kitchen w/plenty of prep space, storage & upgraded appliances, opens to a BRIGHT living area w/stone facing GAS fireplace & dining rm overlooking the yard. Upstairs find 3 bedrms, including a primary suite w/spa-like corner tub, abundant counter space & a WIC, plus 2 well sized rms, full bath & spacious bonus rm. The fully finished basement impresses w/a wet bar, 2nd GAS fireplace, large rec rm, 4th bedrm & full bath, ideal for the growing family or entertaining. Outside, enjoy a STAMPED CONCRETE rear deck & spacious yard w/shed. With 4 bedrooms, 3.5 baths, & thoughtful upgrades like AC & tankless HWT, this home truly has it all. Located in Charlesworth, minutes to schools, shopping, & every amenities - your perfect blend of luxury & convenience awaits.

Built in 2010

### Essential Information

MLS® # E4460550

Price \$624,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$11                   |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,013                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5927 6 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0G4       |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, Smart/Program. Thermostat, Wet Bar, See Remarks, HRV System |
| Parking Spaces | 4                                                                                                                                        |
| Parking        | Double Garage Attached                                                                                                                   |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Insert, Stone Facing                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                October 2nd, 2025

Days on Market        26

Zoning                      Zone 53

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Listing information last updated on October 28th, 2025 at 12:32am MDT