

## \$799,900 - 10828 6 Avenue, Edmonton

MLS® #E4433326

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,827 sqft

Single Family on 0.00 Acres

Richford, Edmonton, AB

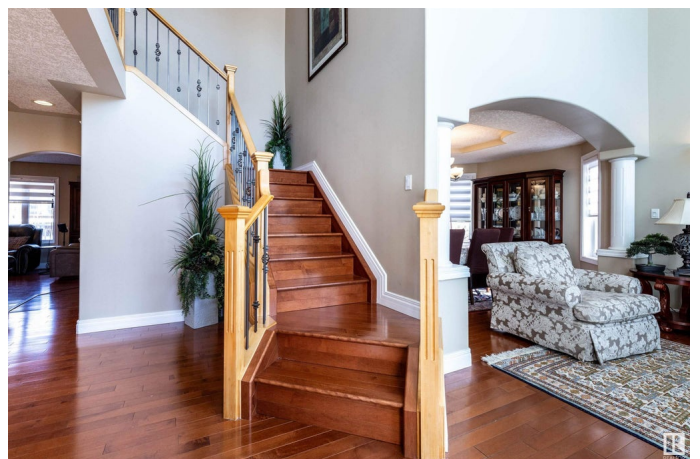
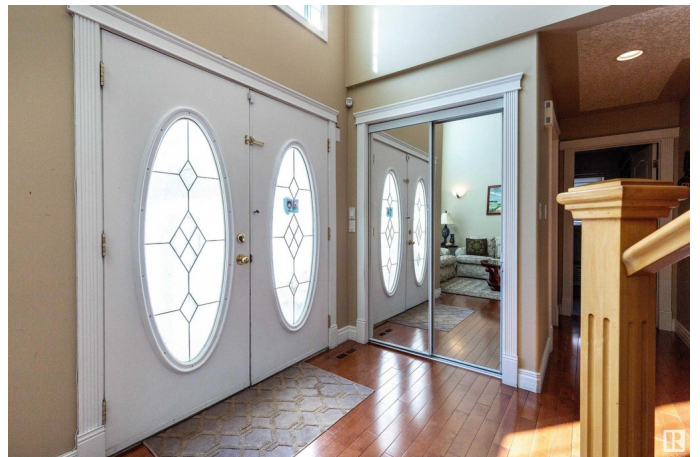
Awesome 2-storey WALK-OUT located in the sought after area of Royal Gardens in Blackmud Creek with UPGRADES GALORE!! Just under 4200sq ft of spacious living has 4 bedrooms upstairs and 4 full bathrooms. Large entry features 20ft ceilings which leads to formal living and dining room areas. Beautifully renovated kitchen with all new extended kitchen cabinets, granite, tile backsplash, large island, B/I pantry, pot lights and all upgraded SS Viking and Miele appliances. Good size breakfast nook leads to a newer deck w/composite boards, new railings, gas lines, gazebo and extra wide staircase. Main floor den(which can easily be used as a bedroom) along with main floor laundry and full bathroom. Newer hardwood, carpet, furnaces and HWT. 2 A/C units. Large MB with a walk-in closet and 5pce ensuite w/heated floors. Fully finished basement with kitchen, theatre room(which can be converted back to a bedroom), exercise room and family room. O/S double garage. Steps to walking trails and ravine! Truly a great home!

Built in 2002

### Essential Information

MLS® # E4433326

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,827                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 10828 6 Avenue |
| Area        | Edmonton       |
| Subdivision | Richford       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 1G3        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home   |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Projector |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                          |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 55          |
| HOA Fees       | 350              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 16th, 2025 at 1:17am MDT