

## \$425,000 - 6428 15 Avenue, Edmonton

MLS® #E4445487

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome home to this upgraded 2+2 Bungalow in the beautiful community of Sakaw! Situated on a huge pie lot with an oversized heated garage and central A/C! This home features hardwood flooring, crown molding, granite counter tops, tons of kitchen storage, large island and an electric fireplace. It has a massive primary bedroom with walk in closet and 2 piece ensuite and an additional bedroom and 4 piece bathroom completes the main floor. The basement features a huge rec room, 2 additional sized bedrooms, bathroom, laundry and storage! This home is situated close to schools, shopping, parks and public transit. Just minutes away from Millwoods rec centre and Grey nuns!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445487  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,044     |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6428 15 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1S6        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | No Smoking Home                    |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Wall Mount                                                                                                                    |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Vinyl                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Metal, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                          |

### School Information

|            |              |
|------------|--------------|
| Elementary | Sakaw School |
|------------|--------------|

|        |                        |
|--------|------------------------|
| Middle | kisÅªwÅ£tisiwin School |
| High   | J Percy Page           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 66             |
| Zoning         | Zone 29        |

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Listing information last updated on September 7th, 2025 at 1:47am MDT