

## \$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, itâ€™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.

Built in 1990

### 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 | 9              |
| Zoning         | Zone 29        |

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