

# **\$524,900 - 6112 11 Avenue, Edmonton**

MLS® #E4447273

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This stunning 2-storey gem offers the perfect blend of comfort, style, and functionality—inside and out! Step into a private outdoor oasis that will be the envy of the neighborhood—complete with a beautiful deck, pergola, lounge pad, firepit, and a spacious flex/play area perfect for family fun or relaxing evenings under the stars. Warm & Inviting Interior The main floor welcomes you with an open-concept layout featuring a cozy living room, dining area, and a family room with a fireplace that brings everyone together. The kitchen boasts rich dark cabinetry, ample counter space, and a seamless flow for everyday living and entertaining. A convenient 2pc bath completes the main Room for the Whole Family Upstairs, you™ll find 3 generous bedrooms, including a primary suite with a private 4-piece ensuite, plus an additional 3-piece bathroom for the rest of the family. Ultimate Man Cave Downstairs The fully finished basement is built for entertaining—complete with bar, flex area. additional bedroom, and bath.

Built in 2009

## **Essential Information**

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Price \$524,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,445
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6112 11 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0M4

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	7
Zoning	Zone 53

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