

## **\$599,900 - 8516 6 Avenue, Edmonton**

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MLS® #E4427513

**\$599,900**

4 Bedroom, 3.50 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Absolutely gorgeous home in desirable Ellerslie! This nicely updated 2-storey offers over 2800 sqft of total living space and sits upon a beautiful lot backing directly onto a pond/park. The main floor welcomes you with a bright and spacious floorplan, gleaming refinished hardwood flooring, beautiful kitchen w/butcher block counters and new s.s. appliances, open living area w/tile surround gas fireplace, and great dining space w/tiled flooring. The upper level features the primary suite w/4-pc ensuite, walk-in closet, and raised nook area. Additional 2 bedrooms, 4-pc bath, and large bonus room w/vaulted ceilings. The FULLY FINISHED lower level features a large rec area, 4th bedroom, 3-pc bath, and loads of storage space. Outside you will enjoy beautiful views of the pond/park, composite deck, and firepit area. Recent improvements include: roof, flooring, furnace, HWT, paint, and more. Close to great schools, shopping, and other amenities. This is a fantastic family home in an even better location!



Built in 2003

### **Essential Information**

MLS® #	E4427513
Price	\$599,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,079
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8516 6 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J1

### **Amenities**

Amenities	Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Flat Site, Golf Nearby,

Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Sakaw  
Middle Kisewatsiwin  
High J Percy Page

### **Additional Information**

Date Listed March 25th, 2025  
Days on Market 10  
Zoning Zone 53

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