

## \$799,000 - 10804 6 Avenue, Edmonton

MLS® #E4439128

**\$799,000**

6 Bedroom, 4.00 Bathroom, 2,813 sqft

Single Family on 0.00 Acres

Richford, Edmonton, AB

This grand custom-built 6 bed, 4 bath walkout in Richford is perfect for large families or those who love to host. Soaring 20'™ ceilings & oak h/w floors span both main & upper levels—no carpet. A stunning dbl-sided stone f/p connects 2 elegant family rms. The gourmet kitchen offers granite counters, s/s appls, a lg island w/ breakfast bar, walk-through pantry, sunny nook, & formal dining w/ coffered ceiling & oak posts. Main flr has a bed/den & 4pc bath. Upstairs features a luxurious primary suite w/ 5pc spa-style ensuite incl. jetted tub & W/I closet, plus 2 more beds & full bath. The grand oak staircase, custom oak cabinetry, & extensive millwork showcase quality throughout. The walkout bsmt includes in-floor heat, wet bar, gas f/p, 2 beds, 4pc bath & storage. Quiet street mins to Henday, QE2 & amenities. A home where elegance, space & warmth come together—perfect for your next chapter. Some photos are virtually staged.

Built in 2005

### Essential Information

MLS® #	E4439128
Price	\$799,000
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	2,813
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10804 6 Avenue
Area	Edmonton
Subdivision	Richford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1G3

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Recreation Room/Centre, Vaulted Ceiling, Walkout Basement, Wet Bar
Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Slab

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	91
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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