

\$614,888 - 8214 6 Avenue, Edmonton

MLS® #E4452648

\$614,888

3 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

WALKOUT BASEMENT/BACKING ONTO GREENSPACE. Immaculately kept & loved 2 storey family home with an incredibly tranquil setting. The main floor open concept environment features hardwood floors, kitchen with beautiful cabinetry, 2-tiered island, breakfast bar & dining space, a mantled fireplace with niched feature wall, 2 piece powder room & convenient main floor laundry. Step out onto the upper deck from the dining room for pristine views during family BBQs. Upper level sports 3 bedrooms with a 4 piece ensuite in the primary bedroom & 4-piece main bath. Cozy bonus room with 2nd fireplace is perfect at the end of the day. The walkout basement features a recroom/2nd family room, wet bar, den & 3 piece bathroom. A covered patio leads to a fully fenced & landscaped backyard with a dedicated paved fire pit area. Complete with A/C, att/vacuum system, all appliances & window coverings. Located near Ellerslie Playground & Splash Park & walking paths nearby. Live with serenity in this wonderful Family Home.



Built in 2005

Essential Information

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Price \$614,888

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8214 6 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1L6

Amenities

Amenities	Air Conditioner, Deck, Patio, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Father Michael Mireau
Middle	Father Michael Mireau

Additional Information

Date Listed	August 13th, 2025
Days on Market	69
Zoning	Zone 53

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Listing information last updated on October 21st, 2025 at 5:32pm MDT