

## \$455,000 - 6803 22 Avenue, Edmonton

MLS® #E4438759

**\$455,000**

4 Bedroom, 3.00 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Ekota, Edmonton, AB

Welcome to your special place in the heart of Ekota™ on a quiet street, in a lovely mature neighborhood featuring both charm and convenience! This beautifully maintained 1,344 sq ft bungalow is move-in ready and sits proudly on a large corner lot offering convenient possible space for RV parking. Inside, you'll find 4 spacious bedrooms and 3 full baths, including a renovated ensuite in the large primary bedroom. The bright, airy living room features a stunning brick fireplace wall, perfect for cozy evenings. Downstairs, enjoy a huge rec room and additional bedroom™ also with a charming fireplace™ plus a dedicated storage room. The private backyard patio is ideal for relaxing or entertaining. With easy access to major routes, schools, parks, and all amenities, this home offers everything your family needs. The larger attached double garage adds even more value. A true gem in excellent condition™ this home is ready for you and yours to move in and enjoy!

Built in 1975

### Essential Information

MLS® #	E4438759
Price	\$455,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,344
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6803 22 Avenue
Area	Edmonton
Subdivision	Ekota
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2H5

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	11
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 2:47pm MDT