Courtesy Of Paulette A Mayville Of CIR Realty

$782,000 - 6504 109b Avenue, Edmonton

MLS® #E4452854

$782,000
5 Bedroom, 2.00 Bathroom, 1,253 sqft
Single Family on 0.00 Acres

Capilano, Edmonton, AB

RARE OPPORTUNITY - EXPANSIVE PRIVATE LOT IN THE HEART OF CAPILANO! Welcome to this charming single-family home situated on a truly exceptional lot with a total of 817.64 sq. m. of private, landscaped space! The main lot offers 613.21 sq. m. plus an additional 204.43 sq. m. Utility Right of Way on separate title, giving you unmatched outdoor space rarely found in city properties. You'll feel like you live in the country but are minutes from downtown and all it has to offer (Ice District; Theater and Art Districts; Many Festivals plus exceptional restaurants). The home has 3 bedrooms up and 2 down; and 2 full baths. Other welcoming features include: stone fireplace in LR with gas insert; hardwood; triple pane windows along front of home; patio doors to front deck; and sliding doors to three season Sun Room with gas fireplace and tranquil views of lovely backyard and the River Valley plus glimpses of Highlands Golf Course. This rare and beautifully maintained home offers a perfect blend of charm and space!

Built in 1957

Essential Information

MLS® #	E4452854
Price	$782,000

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6504 109b Avenue
Area	Edmonton
Subdivision	Capilano
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1S8

Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Wtr Tank-Energy Star, No Smoking Home, Vinyl Windows, Wet Bar, Workshop
Parking	Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl

Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Suzuki Charter School
Middle	Hardisty; St. Kevin
High	Austin O'Brien; McNally

Additional Information

Date Listed	August 14th, 2025
Days on Market	11
Zoning	Zone 19

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