

## \$514,900 - 6112 11 Avenue, Edmonton

MLS® #E4447273

**\$514,900**

4 Bedroom, 3.50 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This stunning 2-storey gem offers the perfect blend of comfort, style, and functionality—inside and out! Step into a private outdoor oasis that will be the envy of the neighborhood—complete with a beautiful deck, pergola, lounge pad, firepit, and a spacious flex/play area perfect for family fun or relaxing evenings under the stars. Warm & Inviting Interior The main floor welcomes you with an open-concept layout featuring a cozy living room, dining area, and a family room with a fireplace that brings everyone together. The kitchen boasts rich dark cabinetry, ample counter space, and a seamless flow for everyday living and entertaining. A convenient 2pc bath completes the main Room for the Whole Family Upstairs, you™ll find 3 generous bedrooms, including a primary suite with a private 4-piece ensuite, plus an additional 3-piece bathroom for the rest of the family. Ultimate Man Cave Downstairs The fully finished basement is built for entertaining—complete with bar, flex area. additional bedroom, and bath.

Built in 2009

### Essential Information

MLS® # E4447273

Price \$514,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,445                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6112 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M4        |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Mantel                                                                                       |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 53         |

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Listing information last updated on August 4th, 2025 at 12:47pm MDT