## \$559,900 - 6217 13 Avenue, Edmonton

MLS® #E4437070

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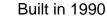
5 Bedroom, 3.00 Bathroom, 1,957 sqft Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Look no further- this home has it all! Featuring a spacious formal living area and cozy family room, it's perfect for making lasting memories. Enjoy the huge deck and oversized lot, ideal for hosting large gatherings or even outdoor weddings on beautiful days. Located in a quiet cul-de-sac in a sought-after neighborhood, this home offers 5 generously sized bedrooms to accommodate everyone. The basement is ready for your personal touch or can be used as-is, with a large crawl space great for storage or imaginative play areas. The house is close to schools, highways, and all amenities. Smoke-free, pet-free home.

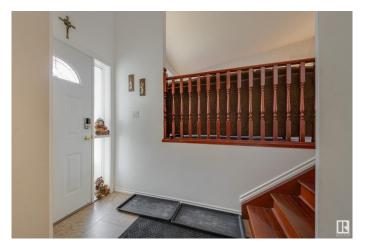






## **Essential Information**

MLS® #	E4437070
Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,957
Acres	0.00
Year Built	1990
Туре	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status	Active		
Community Information			
Address	6217 13 Avenue		
Area	Edmonton		
Subdivision	Sakaw		
City	Edmonton		
County	ALBERTA		
Province	AB		
Postal Code	T6L 2E5		
Amenities			
Amenities	Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home		
Parking	Double Garage Attached		
Interior			
Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Stories	3		
Has Basement	Yes		
Basement	Partial, Finished		
Exterior			
Exterior	Wood, Brick, Vinyl		
Exterior Features	Airport Nearby, Cul-De-Sac, Landscaped, Schools, Shopping Nearby		
Roof	Vinyl Shingles		
Construction	Wood, Brick, Vinyl		
Foundation	Concrete Perimeter		

## **Additional Information**

Date Listed	May 16th, 2025
Days on Market	77
Zoning	Zone 29

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