

Courtesy Of Wendy L Theberge Of RE/MAX Elite

## **\$569,900 - 6107 85 Avenue, Edmonton**

MLS® #E4437594

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Breathtaking Bungalow in South Central Edmonton! Minutes to the BEST Edmonton has to offer - Amazing schools, Iconic River Valley, Local Breweries, Bike trails & SO CLOSE to downtown & main arteries. 2300 SF of total living space. 4 Total Bedrooms/2 full baths. Easily convert spacious primary bedroom back into a third on the main floor. Fully finished from top to bottom. Family friendly- just turn the key and put your things away. UPGRADES include: BRAND NEW BATHROOM - vanity/toilet/floor tile this year. NEWER PAINT on the MAIN FLOOR. NEW GRADING, LANDSCAPING & WALKWAY at the front of the house. VINYL FENCING. NEWER WASHER/DRYER/DISHWASHER. HARDIE BOARD SIDING ON THE FRONT OF THE HOUSE PLUS VINYL ON THE REST (2022).SHINGLES (2018). HIGH EFFICIENT FURNACE. NO CARPET ANYWHERE. WIDE PLANK HARDWOOD THROUGHOUT THE MAIN FLOOR. SIDE ENTRANCE. NEW EAVES AND DOWNSPOUTS. SOUTH FACING BACKYARD. The heart of this house boasts a STUNNING KITCHEN and NEWER WINDOWS throughout. Amazing carefree lifestyle is a call away!

Built in 1963

### **Essential Information**



MLS® #	E4437594
Price	\$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,245
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6107 85 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0J4

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	2
Zoning	Zone 18

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Listing information last updated on May 23rd, 2025 at 5:32am MDT