

## \$509,900 - 6815 11 Avenue, Edmonton

MLS® #E4464097

**\$509,900**

3 Bedroom, 3.50 Bathroom, 1,835 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

This 1,835 sq ft FULLY finished and beautifully renovated 2 Storey home is truly MOVE-IN READY! Spacious inside and out, this property shows a perfect 10/10! Newer flooring, windows, shingles, kitchen, vanities, fixtures, baseboards, interior and exterior doors, appliances, furnace, and fresh paint throughout. The finished garage is a dream with epoxy floors and radiant heat. Upstairs, you'll find the stunning owner's suite featuring a newly renovated ensuite complete with a modern stand-up shower, plus two LARGE spare bedrooms and a refreshed main bath. The main floor offers two generous living spaces, one showcasing a renovated gas-fireplace with a brand-new brick mantle, a bright and open kitchen/dining area, convenient laundry, and a 2pc bath. Downstairs boasts a spacious rec room, den/workspace, gym area, storage, and 3 pcs bath, plenty of room for family and guests alike! Outside, enjoy your huge west-facing yard, peaceful and private, with a spacious deck and firepit perfect for entertaining!

Built in 1979

### Essential Information

MLS® # E4464097

Price \$509,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,835                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6815 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Menisa         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3M6        |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                          |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                     |
| Stories           | 2                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Finished                                                                |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 29            |

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Listing information last updated on November 2nd, 2025 at 9:32pm MST