

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

MLS® #E4437070

**\$559,900**

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, itâ€™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.

Built in 1990

### 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
Type	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	83
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on August 7th, 2025 at 9:17am MDT