

# **\$1,050,000 - 6520 111 Avenue, Edmonton**

MLS® #E4447298

**\$1,050,000**

4 Bedroom, 3.50 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Imagine rooftop sunsets over the river valley from a patio nearly the size of your home. This stunning 4-bedroom 3.5-bath property sits across from Highlands Golf Course, in Edmonton's coveted Highlands community is a rare find. Overlooking Henry Martell Park and Highlandia, you can walk to Fox Burger, Bodega, Kind Ice Cream and Candid Coffee then come home to floor-to-ceiling windows, a curved open staircase and a sleek 3-way fireplace. The chef's kitchen is built for hosting with a Viking double oven, granite counters, a large island and walk-in pantry. Upstairs the private primary retreat features a walk-in closet and spa-inspired ensuite with steam shower. A sunny front patio is perfect for morning coffee while the rooftop patio sets the stage for unforgettable gatherings under the stars. The finished basement adds more bedrooms, a rec space and full bath. Newly vinyl fenced yard, garden beds and a double garage with loft storage. An exquisite Highlands lifestyle in a sought-after location.

Built in 2009

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4447298    |
| Price    | \$1,050,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,107                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6520 111 Avenue      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 0L8              |

### Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Barbecue-Built-In, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                       |
| Parking        | Double Garage Detached                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                           |
| Fireplaces        | Three Sided                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                |

**Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                            |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Paved Lane, River Valley View, Schools |
| Roof              | Asphalt Shingles, EPDM Membrane                                                |
| Construction      | Wood, Stone, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                             |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Virginia Park School |
| Middle     | Highlands School     |
| High       | Eastglen School      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 67              |
| Zoning         | Zone 09         |

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Listing information last updated on September 16th, 2025 at 2:03pm MDT