

## \$782,000 - 6504 109b Avenue, Edmonton

MLS® #E4452854

**\$782,000**

5 Bedroom, 2.00 Bathroom, 1,253 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

**RARE OPPORTUNITY - EXPANSIVE PRIVATE LOT IN THE HEART OF CAPILANO!** Welcome to this charming single-family home situated on a truly exceptional lot with a total of 817.64 sq. m. of private, landscaped space! The main lot offers 613.21 sq. m. plus an additional 204.43 sq. m. Utility Right of Way on separate title, giving you unmatched outdoor space rarely found in city properties. You'll feel like you live in the country but are minutes from downtown and all it has to offer (Ice District; Theater and Art Districts; Many Festivals plus exceptional restaurants). The home has 3 bedrooms up and 2 down; and 2 full baths. Other welcoming features include: stone fireplace in LR with gas insert; hardwood; triple pane windows along front of home; patio doors to front deck; and sliding doors to three season Sun Room with gas fireplace and tranquil views of lovely backyard and the River Valley plus glimpses of Highlands Golf Course. This rare and beautifully maintained home offers a perfect blend of charm and space!

Built in 1957

### Essential Information

MLS® # E4452854

Price \$782,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,253                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6504 109b Avenue |
| Area        | Edmonton         |
| Subdivision | Capilano         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 1S8          |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Wtr Tank-Energy Star, No Smoking Home, Vinyl Windows, Wet Bar, Workshop |
| Parking   | Single Garage Detached                                                                                                                                           |

### Interior

|              |                                                                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wet Bar |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace    | Yes                                                                                                                                                                             |
| Fireplaces   | Stone Facing                                                                                                                                                                    |
| Stories      | 2                                                                                                                                                                               |
| Has Basement | Yes                                                                                                                                                                             |
| Basement     | Full, Partially Finished                                                                                                                                                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                      |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Suzuki Charter School   |
| Middle     | Hardisty; St. Kevin     |
| High       | Austin O'Brien; McNally |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 19           |

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Listing information last updated on August 18th, 2025 at 10:47am MDT