\$1,999,999 - 6003 111 Avenue, Edmonton

MLS® #E4453665

\$1,999,999

6 Bedroom, 4.50 Bathroom, 2,507 sqft Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

LOCATION, LUXURY & LIFESTYLE! Welcome to this BRAND NEW, 3,700+ sqft of total living 2-storey infill home built by CHBA Award-Winning Justin Gray Homes & designed by CM Interior Designs! Sitting on a LARGE corner lot in prestigious community Highlands! Featuring 9' ceilings on all levels w/ 8' doors, endless windows, wrap-around front porch & rear deck. The open-concept main offers a grand living room w/ plaster gas fireplace, dining w/ wood beams & shiplap, HUGE main floor office, chef's kitchen complete w/ Fisher & Paykel panel fridge, gas stove, apron sink, gold pluming, custom cabinetry, plus mudroom & 2-pc bath. Upstairs boasts 4 bedrooms & 3 baths: massive primary retreat w/ vaulted ceilings, gas fireplace, boulevard views, custom WIC & spa-inspired ensuite. 2nd Bedrm (mini-master) w/ ensuite & WIC, and Jack & Jill bath for bedrooms 3 & 4. Fully finished basement offers 2 bedrooms, bath & open theatre room. Steps to Highlands Golf, river valley, Concordia, Borden Park, schools & mins to Downtown!







Built in 2025

Essential Information

MLS® # E4453665 Price \$1,999,999 Bedrooms 6

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,507

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 6003 111 Avenue

Area Edmonton

Subdivision Highlands (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 0L1

Amenities

Amenities Off Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Deck,

Insulation-Upgraded, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property, Natural Gas BBQ

Hookup, 9 ft. Basement Ceiling

Parking Triple Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer,

Wine/Beverage Cooler, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl, Hardie Board Siding

Exterior Features Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Private

Setting, Public Transportation, Ravine View, River Valley View, Schools,

Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

School Information

Elementary Hghlands/ Virgina Park

Middle Highlands High Easstglen

Additional Information

Date Listed August 19th, 2025

Days on Market 58

Zoning Zone 09

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