

## \$619,900 - 6414 28 Avenue, Edmonton

MLS® #E4429811

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

A stunning open-to-below home! Located on a regular 24' lot. Built with a flex room on the main floor, spacious living room, dinette, and L-shaped kitchen at the back with a corner pantry, and 41" soft close upper cabinets. The entire house was widened by 2 ft! Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Lorex video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Spindle railing on the stairs and upper hall to create an open feel from main floor to upper level. Side entry is added for future development, the basement ceilings are upgraded to 9'. Built with a 5-piece ensuite with upgraded walk-in shower, dual sinks and a soaker tub! Extra windows were added on both sides of the house. Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. Cozy up by 50" Linear Ortech LED electric fireplace.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429811  |
| Price     | \$619,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,235                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6414 28 Avenue |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1A3        |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                27

Zoning                              Zone 53

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Listing information last updated on May 5th, 2025 at 9:47pm MDT