

## \$799,000 - 10804 6 Avenue, Edmonton

MLS® #E4439128

**\$799,000**

6 Bedroom, 4.00 Bathroom, 2,813 sqft

Single Family on 0.00 Acres

Richford, Edmonton, AB

This grand custom-built 6 bed, 4 bath walkout in Richford is perfect for large families or those who love to host. Soaring 20'™ ceilings & oak h/w floors span both main & upper levels—no carpet. A stunning dbl-sided stone f/p connects 2 elegant family rms. The gourmet kitchen offers granite counters, s/s appls, a lg island w/ breakfast bar, walk-through pantry, sunny nook, & formal dining w/ coffered ceiling & oak posts. Main flr has a bed/den & 4pc bath. Upstairs features a luxurious primary suite w/ 5pc spa-style ensuite incl. jetted tub & W/I closet, plus 2 more beds & full bath. The grand oak staircase, custom oak cabinetry, & extensive millwork showcase quality throughout. The walkout bsmt includes in-floor heat, wet bar, gas f/p, 2 beds, 4pc bath & storage. Quiet street mins to Henday, QE2 & amenities. A home where elegance, space & warmth come together—perfect for your next chapter. Some photos are virtually staged.

Built in 2005

### Essential Information

MLS® #	E4439128
Price	\$799,000
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	2,813
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10804 6 Avenue
Area	Edmonton
Subdivision	Richford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1G3

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Recreation Room/Centre, Vaulted Ceiling, Walkout Basement, Wet Bar
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Slab

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	85
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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