

Courtesy Of Nigel A McLean Of RE/MAX River City

## \$398,000 - 6812 106 Street, Edmonton

MLS® #E4442511

**\$398,000**

4 Bedroom, 2.00 Bathroom, 853 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Welcome to this beautifully updated Allendale raised bungalow, set on a spacious 33.1' x 131.9' lot! Step inside to a freshly painted main floor featuring a stylish eat-in kitchen with modern appliances, upgraded windows, and plenty of natural light. Rich hardwood flooring flows through the living room and bedrooms, adding warmth and charm. A new roof offers lasting peace of mind. The fully finished lower level adds flexibility with a second kitchen, two large bedrooms, a 3-piece bath, and a bright living room—perfect for extended family or rental potential. Outside, enjoy the west-facing backyard with a deck, pergola, shed, and vegetable garden. The insulated single-car garage and extra driveway parking add everyday convenience. With a low-maintenance yard and a prime location near the University of Alberta, Whyte Ave, Downtown, parks, and ravines, this home blends comfort, versatility, and urban accessibility—an ideal opportunity in a sought-after neighborhood!

Built in 1955

### Essential Information

MLS® # E4442511

Price \$398,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	6812 106 Street
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2W2

### Amenities

Amenities	Deck, Front Porch
Parking Spaces	3
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:47pm MDT