

## \$534,900 - 6217 13 Avenue, Edmonton

MLS® #E4453534

**\$534,900**

5 Bedroom, 3.00 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Look no further- this home has it all! Featuring a spacious formal living area and cozy family room, it's perfect for making lasting memories. Enjoy the huge deck and oversized lot, ideal for hosting large gatherings or even outdoor weddings on beautiful days. Located in a quiet cul-de-sac in a sought-after neighborhood, this home offers 5 generously sized bedrooms to accommodate everyone. The basement is ready for your personal touch or can be used as-is, with a large crawl space great for storage or imaginative play areas. The house is close to schools, highways, and all amenities. Smoke-free, pet-free home.

Built in 1990

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453534               |
| Price          | \$534,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,957                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6217 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2E5        |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                           |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Partial, Finished                                                                                                     |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                               |
| Exterior Features | Airport Nearby, Cul-De-Sac, Landscaped, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                   |
| Construction      | Wood, Brick, Vinyl                                               |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 29           |

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Listing information last updated on September 16th, 2025 at 6:47pm MDT