

## \$370,000 - 6303 11 Avenue, Edmonton

MLS® #E4455266

**\$370,000**

2 Bedroom, 1.50 Bathroom, 895 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

**CHARMING AND COMFORTABLE!** This inviting 4-level split sits on a quiet street in southeast Edmonton and features a large fenced backyard with plenty of room to build a garage and enjoy outdoor living. Out front, a mature plum tree blossoms beautifully each spring. Plenty of street parking and a pop of colour at the door when you arrive home. Inside, you'll find an open main floor with hardwood flooring, stainless steel appliances, and ample cabinets and counters. The upper level offers 2 GENEROUSLY SIZED bedrooms (the primary has been expanded for extra comfort) along with a 4-piece bath complete with a jetted tub. The lower level boasts a BRIGHT AND SPACIOUS family room with large windows, perfect for gatherings or relaxing evenings. The 4th level is partially finished, providing laundry, a 2-piece bath, and extra storage or hobby space. With its combination of CHARM AND LOCATION close to schools, parks, hospital, and easy access to the Anthony Henday, this home is ready to welcome its next owners

Built in 1982

### Essential Information

MLS® # E4455266

Price \$370,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 895                    |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6303 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3A8        |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Off Street Parking, Patio, Smart/Program. Thermostat |
| Parking   | See Remarks                                          |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 3                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | Partial, Partially Finished                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                             |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Schools |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Stucco                             |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

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

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