

\$699,900 - 4004 6 Avenue, Edmonton

MLS® #E4463516

\$699,900

3 Bedroom, 3.50 Bathroom, 2,425 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to 4004 6 Ave SW — a stunning, move-in-ready home that perfectly blends modern elegance and functional design. The chef's kitchen features sleek stainless steel appliances, a grand island with seating and ample storage, quartz countertops, a large walk-in pantry, and a statement light fixture that elevates the dining space. The inviting living room offers a striking fireplace and elegant wide-plank flooring, creating a seamless flow for both everyday living and entertaining. Upstairs you'll find a bonus room, convenient laundry, and three spacious bedrooms, including a serene primary retreat. The finished lower level adds flexible space for a home office, guest room, or media area, plus a full bath. With stylish finishes, upgraded bathrooms, and high-end details throughout, this home offers comfort without compromise. Step outside to a spacious deck with a fun slide overlooking a beautifully landscaped, low-maintenance yard — perfect for relaxing or play.

Built in 2018

Essential Information

MLS® # E4463516

Price \$699,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,425
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4004 6 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J1

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 25th, 2025
Zoning	Zone 53
HOA Fees	447.3
HOA Fees Freq.	Annually

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