

## \$679,900 - 4004 6 Avenue, Edmonton

MLS® #E4463516

**\$679,900**

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 \$679,900

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 |
| Days on Market | 10                 |
| Zoning         | Zone 53            |
| HOA Fees       | 447.3              |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 10:47am MST