

\$1,050,000 - 6520 111 Avenue, Edmonton

MLS® #E4447298

\$1,050,000

3 Bedroom, 3.50 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Imagine rooftop sunsets over the river valley from a patio nearly the size of your home. This stunning 4-bedroom 3.5-bath property sits across from Highlands Golf Course, in Edmonton's coveted Highlands community is a rare find. Overlooking Henry Martell Park and Highlandia, you can walk to Fox Burger, Bodega, Kind Ice Cream and Candid Coffee then come home to floor-to-ceiling windows, a curved open staircase and a sleek 3-way fireplace. The chef's kitchen is built for hosting with a Viking double oven, granite counters, a large island and walk-in pantry. Upstairs the private primary retreat features a walk-in closet and spa-inspired ensuite with steam shower. A sunny front patio is perfect for morning coffee while the rooftop patio sets the stage for unforgettable gatherings under the stars. The finished basement adds more bedrooms, a rec space and full bath. A fenced yard, garden beds and a double garage with loft storage. An exquisite Highlands lifestyle in a sought-after location.

Built in 2009

Essential Information

MLS® #	E4447298
Price	\$1,050,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,107
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	6520 111 Avenue
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0L8

Amenities

Amenities	Barbecue-Built-In, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Paved Lane, River Valley View, Schools
Roof	Asphalt Shingles, EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Virginia Park School
Middle	Highlands School
High	Eastglen School

Additional Information

Date Listed	July 11th, 2025
Days on Market	3
Zoning	Zone 09

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