

Courtesy Of Chris K Karampelas Of MaxWell Polaris

\$1,999,999 - 6003 111 Avenue, Edmonton

MLS® #E4453665

\$1,999,999

6 Bedroom, 4.50 Bathroom, 2,507 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

LOCATION, LUXURY & LIFESTYLE!

Welcome to this BRAND NEW, 3,700+ sqft of total living 2-storey infill home built by CHBA Award-Winning Justin Gray Homes & designed by CM Interior Designs! Sitting on a LARGE corner lot in prestigious community Highlands! Featuring 9' ceilings on all levels w/ 8' doors, endless windows, wrap-around front porch & rear deck. The open-concept main offers a grand living room w/ plaster gas fireplace, dining w/ wood beams & shiplap, HUGE main floor office, chef's kitchen complete w/ Fisher & Paykel panel fridge, gas stove, apron sink, gold plumbing, custom cabinetry, plus mudroom & 2-pc bath. Upstairs boasts 4 bedrooms & 3 baths: massive primary retreat w/ vaulted ceilings, gas fireplace, boulevard views, custom WIC & spa-inspired ensuite. 2nd Bedrm (mini-master) w/ ensuite & WIC, and Jack & Jill bath for bedrooms 3 & 4. Fully finished basement offers 2 bedrooms, bath & open theatre room. Steps to Highlands Golf, river valley, Concordia, Borden Park, schools & mins to Downtown!

Built in 2025

Essential Information

| | |
|--------|-------------|
| MLS® # | E4453665 |
| Price | \$1,999,999 |



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,507 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 6003 111 Avenue |
| Area | Edmonton |
| Subdivision | Highlands (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 0L1 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking | Triple Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|----------------------------------|
| Exterior | Wood, Vinyl, Hardie Board Siding |
|----------|----------------------------------|

| | |
|-------------------|--|
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl, Hardie Board Siding |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Hghlands/ Virginia Park |
| Middle | Highlands |
| High | Easstglen |

Additional Information

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|----------------|-------------------|
| Date Listed | August 19th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 09 |

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Listing information last updated on August 20th, 2025 at 8:02am MDT