

# \$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	9
Zoning	Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 2:02pm MDT