

\$539,000 - 6224 11 Avenue, Edmonton

MLS® #E4431624

\$539,000

6 Bedroom, 2.50 Bathroom, 1,224 sqft
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Legal 3+3 Bedroom Suite in Sakaw â€“ Turnkey Investment or Ideal Family Home! Tucked away in a quiet cul-de-sac, this upgraded open-concept bungalow offers 6 bedrooms, 2 kitchens, 2 living rooms, and 2.5 baths â€” ideal for multi-gen living or strong rental income. Features include a legal basement suite (2023), oversized double garage (2011), wood-burning fireplace, triple-pane windows, newer HE furnaces, A/C, hot water tank, and stainless steel appliances. The bright kitchen, stylish blinds, and fenced yard with deck and shed add comfort and charm. Located in the family-friendly community of Sakaw, close to schools, a community hall, and outdoor rink. Currently bringing in \$3,400/month (\$40,800/year). Buy turnkey with cash flow from Day 1, or choose vacant possession. A solid home, great location and a smart investment â€” you really canâ€™t go wrong.

Built in 1979

Essential Information

| | |
|------------|-----------|
| MLS® # | E4431624 |
| Price | \$539,000 |
| Bedrooms | 6 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,224 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6224 11 Avenue |
| Area | Edmonton |
| Subdivision | Sakaw |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 2G4 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Hot Water Natural Gas |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Airport Nearby, Back Lane, Cross Fenced, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Meyokumin Elementary |
| Middle | Sakaw School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 44 |
| Zoning | Zone 29 |

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 June 1st, 2025 at 7:47pm MDT