

\$455,000 - 6803 22 Avenue, Edmonton

MLS® #E4438759

\$455,000

4 Bedroom, 3.00 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Ekota, Edmonton, AB

Welcome to your special place in the heart of Ekota™ on a quiet street, in a lovely mature neighborhood featuring both charm and convenience! This beautifully maintained 1,344 sq ft bungalow is move-in ready and sits proudly on a large corner lot offering convenient possible space for RV parking. Inside, you'll find 4 spacious bedrooms and 3 full baths, including a renovated ensuite in the large primary bedroom. The bright, airy living room features a stunning brick fireplace wall, perfect for cozy evenings. Downstairs, enjoy a huge rec room and additional bedroom™ also with a charming fireplace™ plus a dedicated storage room. The private backyard patio is ideal for relaxing or entertaining. With easy access to major routes, schools, parks, and all amenities, this home offers everything your family needs. The larger attached double garage adds even more value. A true gem in excellent condition™ this home is ready for you and yours to move in and enjoy!

Built in 1975

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4438759 |
| Price | \$455,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,344 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6803 22 Avenue |
| Area | Edmonton |
| Subdivision | Ekota |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 2H5 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Hot Water Natural Gas, Patio |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 29 |

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Listing information last updated on June 9th, 2025 at 9:47am MDT