

## \$799,000 - 10804 6 Avenue, Edmonton

MLS® #E4439128

**\$799,000**

6 Bedroom, 4.00 Bathroom, 2,813 sqft

Single Family on 0.00 Acres

Richford, Edmonton, AB

This grand custom-built 6 bed, 4 bath walkout in Richford is perfect for large families or those who love to host. Soaring 20'™ ceilings & oak h/w floors span both main & upper levels—no carpet. A stunning dbl-sided stone f/p connects 2 elegant family rms. The gourmet kitchen offers granite counters, s/s appls, a lg island w/ breakfast bar, walk-through pantry, sunny nook, & formal dining w/ coffered ceiling & oak posts. Main flr has a bed/den & 4pc bath. Upstairs features a luxurious primary suite w/ 5pc spa-style ensuite incl. jetted tub & W/I closet, plus 2 more beds & full bath. The grand oak staircase, custom oak cabinetry, & extensive millwork showcase quality throughout. The walkout bsmt includes in-floor heat, wet bar, gas f/p, 2 beds, 4pc bath & storage. Quiet street mins to Henday, QE2 & amenities. A home where elegance, space & warmth come together—perfect for your next chapter. Some photos are virtually staged.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439128  |
| Price     | \$799,000 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,813                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 10804 6 Avenue |
| Area        | Edmonton       |
| Subdivision | Richford       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 1G3        |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Recreation Room/Centre, Vaulted Ceiling, Walkout Basement, Wet Bar |
| Parking Spaces | 6                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                           |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                       |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Slab                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 111            |
| Zoning         | Zone 55        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on September 17th, 2025 at 6:47am MDT