

## **\$370,000 - 6303 11 Avenue, Edmonton**

MLS® #E4455266

**\$370,000**

2 Bedroom, 1.50 Bathroom, 895 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

**CHARMING AND COMFORTABLE!** This inviting 4-level split sits on a quiet street in southeast Edmonton and features a large fenced backyard with plenty of room to build a garage and enjoy outdoor living. Out front, a mature plum tree blossoms beautifully each spring. Plenty of street parking and a pop of colour at the door when you arrive home. Inside, youâ€™™ll find an open main floor with hardwood flooring, stainless steel appliances, and ample cabinets and counters. The upper level offers 2 GENEROUSLY SIZED bedrooms (the primary has been expanded for extra comfort) along with a 4-piece bath complete with a jetted tub. The lower level boasts a BRIGHT AND SPACIOUS family room with large windows, perfect for gatherings or relaxing evenings. The 4th level is partially finished, providing laundry, a 2-piece bath, and extra storage or hobby space. With its combination of CHARM AND LOCATION close to schools, parks, hospital, and easy access to the Anthony Henday, this home is ready to welcome its next owners

Built in 1982

### **Essential Information**

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Price \$370,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	895
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	6303 11 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3A8

### **Amenities**

Amenities	Off Street Parking, Patio, Smart/Program. Thermostat
Parking	See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 29th, 2025  
Zoning                 Zone 29

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